

**Marked Agendas  
Approved Minutes  
Approved Reports**

# PLANNING COMMISSION REPORT



Meeting Date: August 14, 2019  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

**75 on 2nd**  
**2-ZN-2019**

### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street.

### Goal/Purpose of Request

The applicant's request is to rezone the property to redevelop the site with apartments.

### Key Items for Consideration

- Infill Development
- Conformance with Old Town Scottsdale Character Area Plan
- Conformance with General Plan

## OWNER

Tom Frenkel  
(480) 941-2260

## APPLICANT CONTACT

Kristjan Sigurdsson  
K&I Homes, LLC  
(602) 505-2525

Action Taken \_\_\_\_\_





## LOCATION

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7502, 7508, 7514, and 7520 East 2nd Street.

## BACKGROUND

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### General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail use in a mixed-use format. Mixed-Use Neighborhoods are also characterized by being in areas having multiple modes of transportation available. In addition, the site is in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach "...growth management from a perspective of ..." identifying those "...areas of the community that are most appropriate for development focus [that] will best accommodate future growth...." The Growth Areas are intended to encourage development in a mixed-use environment.

### Character Area Plan

The Old Town Future Land Use map of the Old Town Plan designates the site as Downtown Multiple Use Type-2, within the Brown and Stetson District of Old Town. This land use is intended to "Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of uses and activities..." that are mutually supportive. Type-2 development types are areas intended to support higher scale development.

### Zoning

The site is zoned Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning. The D zoning district is intended to implement the Old Town Plan and Old Town Urban Design & Architectural Guidelines while the OR-2 subdistrict allows for mixed-use development at a medium scale intensity. The S-R district is transitional, intended primarily to provide offices of a residential scale and character to serve nearby neighborhoods, while the Downtown Overlay (DO) promotes the goals and policies of the Old Town Scottsdale Character Area Plan, allows application of the Downtown district development standards, and encourages urban design forms to accommodate mixed-use development.

The proposed zoning of Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO) allows a mixture of commercial and residential uses in a mixed-use development form.

### Context

The subject property is located at the northeast corner of E. 2<sup>nd</sup> Street and N. 75<sup>th</sup> Street. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Small scale office uses, zoned Service Residential Downtown Overlay (S-R DO), Downtown/Office Commercial Type-2 Downtown Overlay (D/OC-2 DO), and Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO)

- South: Event Venue (Clayton House), zoned Highway Commercial Downtown Overlay (C-3 DO)
- East: Office, zoned Downtown/Office Residential Type-1.5, Downtown Overlay (D/OR-1.5 DO)
- West: Scottsdale Public Library, zoned Downtown/ Downtown Civic Center Type-2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO)

**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Old Town Scottsdale Character Area Plan  
Zoning Ordinance

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**APPLICANTS PROPOSAL**

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**Development Information**

The development proposal includes redevelopment of the existing site to include a new apartment building with 39 units. All required parking will be provided on-site in a parking structure that will be screened from view by the building. Vehicular access to the parking structure is provided via the alleyway in the rear of the property.

- Existing Use: Office, pet care services
- Proposed Use: Multi-family Residential
- Parcel Size: 47,560 square feet (1.09 acres)
- Building Height Allowed: 66 feet
- Building Height Proposed: 50 feet
- Parking Required: 55 spaces
- Parking Provided: 56 spaces
- Open Space Required: N/A
- Open Space Provided: 11,300 square feet
- Floor Area: 70,765 square feet
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 36 dwelling units per acre

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**IMPACT ANALYSIS**

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**Land Use**

The General Plan (Mixed Use Neighborhoods) and Old Town Plan (Downtown Multiple Use) designations encourage higher density housing combined with, office, retail, and other uses that are compatible in a mixed-use format. These plans encourage new developments, redevelopment and infill that strengthen the Downtown's mix of uses and activities through mutually supportive land



uses. The applicant's proposal includes a comprehensive summary of the development and how the requested zoning conforms to the policies of the General and Old Town Plans (Attachment #3).

The proposed use for the site area is a residential multiple-family development consisting of 39 apartment units. The proposed zoning designation of Downtown/ Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO) allows the proposed uses and is consistent with the General Plan and Old Town Plan. The proposed development is consistent with the Old Town Plan as it pertains to strengthening a 18-hour mixed use center with a variety of housing types in the Old Town area. Furthermore, the proposed development assists in providing a mutually supportive land use, which encourages sustainability by providing land uses in proximity to one another and incorporating uses that contribute to an active downtown. Finally, the applicant proposes to underground an adjacent powerline pole in conjunction with the development request – implementing both 2001 General Plan (Growth Area Element) and Old Town Scottsdale Character Area Plan (Character & Design Chapter) policy.

Located on the northeast corner of N. 75<sup>th</sup> Street and E. 2<sup>nd</sup> Street the development is situated in an area of Old Town that is primarily low scale office and is transitioning as older properties redevelop. It is located across the street from the Civic Center Mall, an entertainment venue, and a short walk from Scottsdale Stadium. The proposed development is consistent with the uses and character of the area. To maintain an active street frontage the proposed development incorporates an outdoor pool/amenity area, gym, and lobby adjacent to E. 2<sup>nd</sup> Street. The proposed zoning district, D/DMU-2 DO, is consistent with the Old Town Plan's associated zoning designation and abutting properties.

### **Transportation**

North 75<sup>th</sup> Street and East 2<sup>nd</sup> Street are local residential streets. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets, and parking will be provided on-site.

### **Water/Sewer**

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and wastewater services in the area. Any additional water and wastewater service infrastructure required to service the development shall be provided property owner.

### **Public Safety**

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is located at 7522 East Indian School Road. The nearest police station is located 3700 N. 75th Street.

### **Open Space**

Although there is not a requirement to provide open space in the Downtown zoning district, the owner is proposing approximately 11,300 square feet of open space on the property, which is focused along the E. 2<sup>nd</sup> Street frontage. Each unit will also include a private outdoor living space in accordance with the ordinance requirements.

### **Community Involvement**

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on February 5, 2019. A copy of the applicant's Citizen Involvement Report is included as Attachment #7. Staff has received one phone inquiry regarding this proposal with general questions.

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

### **RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

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Bryan Cluff

Senior Planner

480-312-2258

E-mail: [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)



**APPROVED BY**

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Bryan Cluff, Report Author

7/31/19

Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

8/1/2019

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/1/19

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. Old Town Future Land Use Map
5. Zoning Map (existing)
- 5A. Zoning Map (proposed)
6. Citizen Involvement
7. City Notification Map

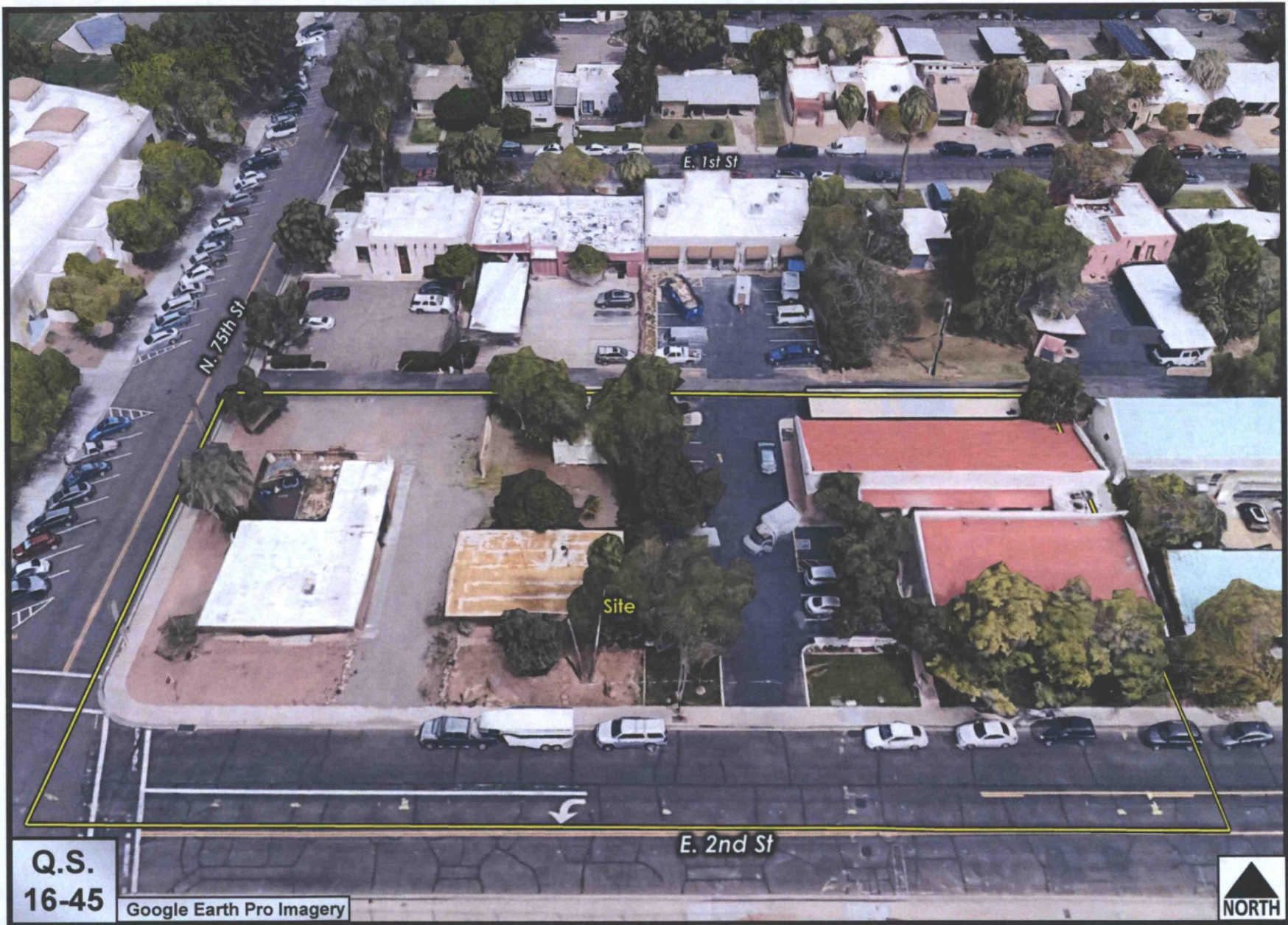




75 on 2nd

2-ZN-2019





Q.S.  
16-45

Google Earth Pro Imagery



75 on 2nd

2-ZN-2019



## **Stipulations for the Zoning Application:**

**75 on 2nd**

**Case Number: 2-ZN-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

### **SITE DESIGN**

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by K&I Homes, and with the city staff date of 5/10/19, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

### **DEDICATIONS**

3. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - a. N. 75<sup>TH</sup> STREET. Ten (10) foot dedication, for a total twenty (20) foot wide N. 75<sup>th</sup> Street east half-right-of-way width.
  - b. ALLEY. Two (2) foot dedication, for a total ten (10) foot wide south half-alley right-of-way width.

### **INFRASTRUCTURE**

4. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
5. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
6. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. N. 75<sup>TH</sup> STREET
    1. Construct an eight (8) foot wide sidewalk along project development frontage.
    2. Replace existing streetlight on the northeast corner of N. 75<sup>th</sup> Street and E. 2<sup>nd</sup> Street with a city standard streetlight.



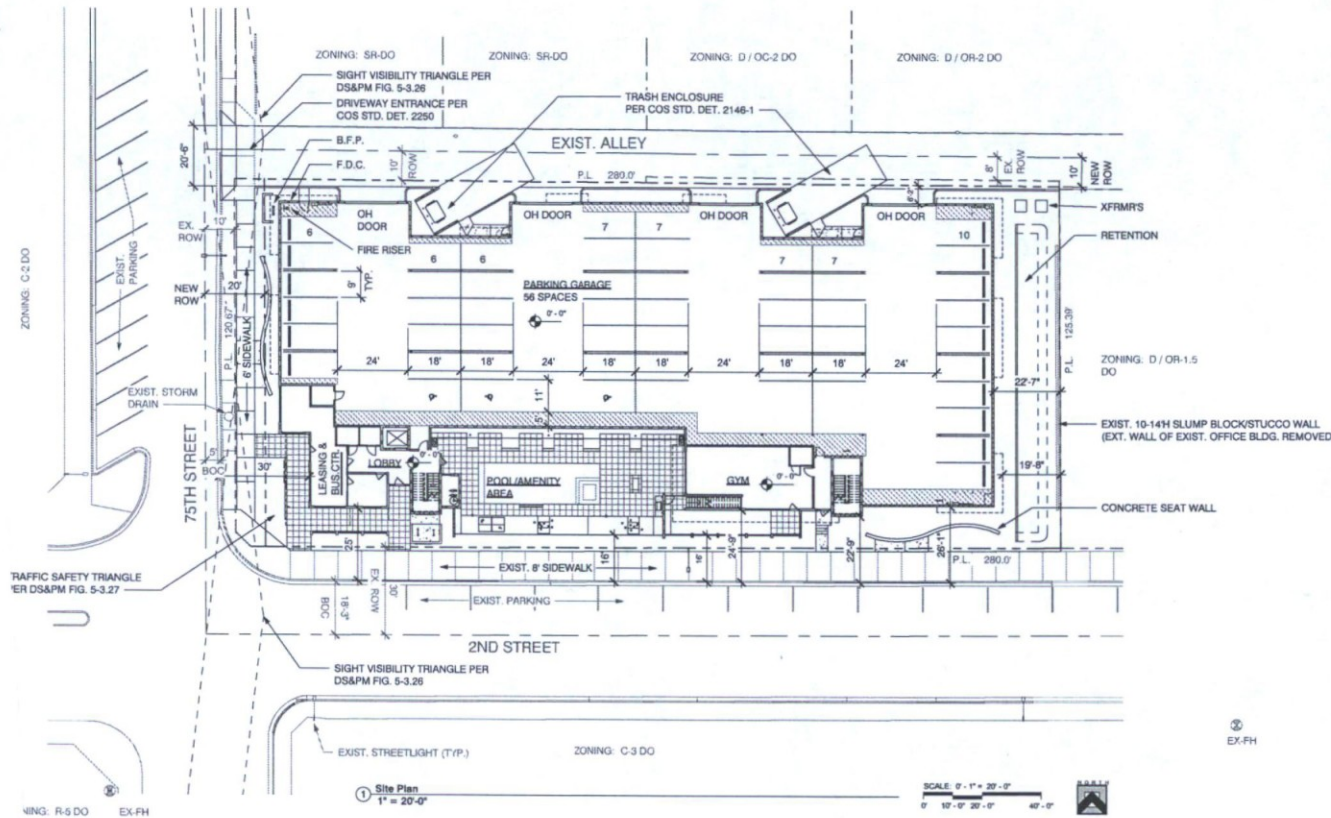
3. Reconstruct sidewalk crossing of alley exit into N. 75<sup>th</sup> Street to American with Disabilities Act (ADA) standards.
- b. E. 2ND STREET
  1. Remove driveways from E. 2<sup>nd</sup> Street along project development frontage and replace with vertical curb, gutter and full width level sidewalk.
- c. ALLEY.
  1. Reconstruct twenty (20) foot alley width along project development frontage to include positive drainage.
  2. Overhead utility and cable lines adjacent to lot shall be placed underground, from N. 75<sup>th</sup> Street to the existing pole in the alley north of Lot 13.
7. WATER LINE. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to abandon existing waterline within alley adjacent to project development. The owner shall relocate existing water services from this waterline, including any on-site building line relocation for adjacent effected parcels. Associated city water service abandonment and installation fees shall not be applicable.
8. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
9. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

#### **REPORTS AND STUDIES**

10. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:
  - a. Stormwater storage volume will be based on pre vs. post conditions.
11. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
12. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.



Exhibit A to  
Attachment 2



GENERAL SITEPLAN NOTES - CITY OF SCOTTSDALE

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8'-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION.
4. ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED).
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN INTERMS OF FORM, COLOR, AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20'-0" IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.

GENERAL NOTES - SCOTTSDALE REVISED CODE

1. IN ACCORDANCE WITH SEC. 47-80  
ALL ELECTRIC AND COMMUNICATIONS LINES INSTALLED IN THE RIGHT-OF-WAY SHALL BE INSTALLED UNDERGROUND, EXCEPT ELECTRIC LINES EQUAL TO OR GREATER THAN 12.5KVA CAPACITY

PROJECT INFO

**PROJECT NAME:** 75 on 2nd  
**SITE ADDRESS:** 7502 E. 2ND STREET  
**PROPOSED USE / SCOPE:** 3 & 4 STORY BOUTIQUE APARTMENT BUILDING WITH 39 UNITS  
**PARCEL #S:** LOTS 10-13 130-25-028B / 130-25-028A / 130-25-030A / 130-25-031A  
**PARCEL SIZE:** NET SITE AREA +/- 34,980 SF = 0.80 ACRES  
**GROSS SITE AREA +/-** 47,960 SF = 1.09 ACRES

**CURRENT ZONING:** LOTS 10-11 D / OR-2 DO  
LOTS 12-13 S-R DO

**PROPOSED ZONING:** DMU-2 DO

**DWELLING UNIT DENSITY:** 39 DU/1.09 AC = 36 50 MAX. ALLOWED

**BUILDING HEIGHT:** 4 STORES / 50' 66' MAX. ALLOWED

**LOT COVERAGE (NET SITE AREA):** 20,002 SF/34,980 SF = 62.9 %

**CONSTRUCTION TYPE:** V-A FULLY SPRINKLERED

FLOOR	OCCUPANCY	DESCRIPTION	ACTUAL FLOOR AREA
GROUND FLOOR	R-2 / B / S-2	MIXED-USE	20,002 SF
2ND FLOOR	R-2	APARTMENTS	18,945 SF
3RD FLOOR	R-2	APARTMENTS	18,945 SF
4TH FLOOR	R-2	APARTMENTS	10,873 SF
TOTAL			70,765 SF

**FLOOR AREA RATIO:** 51,429 / 34,980 = 1.47

**GFAR:** 2,666 / 47,960 = 0.06 1.3 MAX. ALLOWED

**FIRE SPRINKLERS:** YES FULL NFPA 13 & 13R

**OCCUPANCY GROUP:**  
PARKING GARAGE S-2  
LEASING & GYM B  
APARTMENTS R-2

**UNIT MIX:** 23 - 1 BED / 1.5 BATH + 16 - 2 BED / 2.5 BATH = 39 UNITS TOTAL

**OPEN SPACE REQUIRED:** NONE

**OPEN SPACE PROVIDED:** FRONT OPEN SPACE +/- 4,600 SF  
AMENITY OPEN SPACE 4,450 SF  
TOTAL OPEN SPACE +/- 11,300 SF

**PRIVATE OPEN SPACE REQUIRED:** 6' DEEP AND 60 SF MINIMUM EA. UNIT

**PRIVATE OPEN SPACE PROVIDED:** 6' DEEP TYPICAL UNIT  
AREA RANGE 95 SF - 296 SF / AVE. AREA 189 SF

**PARKING REQUIRED FOR RESIDENTIAL USE (8'-0" X 18'-0" MIN. SIZE PARKING SPACE):**  
1 BEDROOM UNITS 1.0 SP / UNIT = 23 x 1.0 = 23 SPACES  
2 BEDROOM UNITS 2.0 SP / UNIT = 16 x 2.0 = 32 SPACES  
TOTAL PARKING REQUIRED 55 SPACES

**ACCESSIBLE REQUIRED:** 4% OF TOTAL = 3 SPACES

**BIKE PARKING REQUIRED:** 2 / 10 REQ'D PARKING SPACES = 6

**PARKING PROVIDED:** STANDARD ACCESSIBLE TOTAL BIKES  
PARKING GARAGE 53 3 56 8

LEGAL DESCRIPTION

Lots 10, 11, 12, and 13, Block 2, of redivi manor, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 48 of Maps, Page 27

To be combined into a single lot with a new FINAL PLAT

VICINITY MAP



K & I HOMES, LLC



75 on 2nd  
7502 East 2nd Street  
Scottsdale, AZ

Revisions

# Description Date

OWNERSHIP OF DOCUMENTS

CHANGES AND SPECIFICATIONS AS INDICATED BY SERVICE AND GOOD SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT IS TRANSFERRED TO ANOTHER PARTY. ANY CHANGES OR MODIFICATIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT OR HIS DESIGNATED REPRESENTATIVE. ANY CHANGES OR MODIFICATIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT OR HIS DESIGNATED REPRESENTATIVE. ANY CHANGES OR MODIFICATIONS TO THE PROJECT SHALL BE MADE BY THE ARCHITECT OR HIS DESIGNATED REPRESENTATIVE.

JOB NUMBER: 1808

DRAWN BY: KS

CHECKED BY: KS

ISSUE DATE: 5/10/19

13047  
PRELIM  
DESIGN  
REVISION

SHEET TITLE:  
Site Plan

SHEET NUMBER:

A1.1

ReZone2 - Design  
Review1

2-ZN-2019  
5/10/19



## Project Narrative

690-PA-2018 / 2-ZN-2019

Rezoning and Development Review Board for:

### 75 on 2<sup>nd</sup>

#### **A Boutique Apartment Infill Development**

Location: Northeast Corner of 75<sup>th</sup> Street & 2<sup>nd</sup> Street  
7502 N. 2<sup>nd</sup> Street

Request: Rezone from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay)

Prepared for: 75<sup>th</sup> & 2<sup>nd</sup>, LLC  
Tom Frenkel  
7340 E. Main St. #200  
Scottsdale, AZ 85251

Prepared by: K&I Homes, LLC  
Kristjan Sigurdsson, Principal Architect  
6125 E. Indian School Rd., Suite 2005  
Scottsdale, AZ 85251

Date: May 4<sup>th</sup>, 2019 (Rezone 2<sup>nd</sup> / DRB 1<sup>st</sup> Submittal)



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## Overview

### The Request

This request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current **S-R DO** allows for a density of 23 DU/Ac and a height of 26 feet.

The current **D/OR-2 DO** allows for a density of 50Du/Ac and a height of 66 feet.

The current zoning would allow for the proposed density of the project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

The existing site contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.

The current owner, Clayton Companies ([claytoncompanies.com](http://claytoncompanies.com)) is planning to re-develop the site into a high-quality boutique apartment building, as per the attached plans. The Clayton Companies, headed by Tom Frenkel, has developed or redeveloped numerous high-quality projects throughout Scottsdale over the last 3 decades. Notable residential developments include **The Tom/Scot** ([thetomscot.com](http://thetomscot.com)), and **77 on the Park** ([77onthepark.com](http://77onthepark.com)), in Scottsdale, both of which were also designed by K&I Homes, and proven to be very successful projects.

The Clayton Companies goals are to build long-term relationships with both their tenants and the community. They look beyond short-term gains, and design and build for a long-term hold, retaining ownership of their buildings for decades. Consequently, this proposed project includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size (1 Bedroom units averaging 870 SF, and 2 Bedroom units averaging 1,370 SF), separate laundry and powder rooms, large 8' deep balconies (average size 190 SF – more than three times that required by ordinance). In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size. Experience has shown that this leads to longer-term leases and very low turnover rates, where residents get to know each other, form long term relationships and create a truly comfortable and secure sense of community.

This proposed project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.



### The Context

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density.

To the East is the Scottsdale Public Library and Civic Center Mall.

To the North are several older office and residential properties, separated by the existing alley.

To the West is a newly redeveloped residential office

To the South is The Clayton House, a special events venue recently completed by the same developer, and cited in the Old Town Scottsdale Character Area Plan for high quality design through adaptive reuse.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for multi-family residential rental units in the area.

The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. It will promote an integrated, sustainable character for the area with a strong live, work and play component.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

### The Design

The Building Style can be considered as Modern or Contemporary with a Mid-Century Modern twist. It is a timeless design characterized by straight edges and smooth rectilinear forms in a balanced composition that expresses the form and functionality of its components.

The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors.

The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to existing adjacent properties.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

### The Open Space / Landscaping

The proposed project promotes the value of usable open space on several levels and creates a walkable community with connectivity to the surrounding land uses. While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space, including a boutique hotel like pool/amenity area along the 75<sup>th</sup> Street frontage, creating a gathering place that fosters social interaction among residents. While a safety/security fencing is needed around the pool area, it is visually open to the street. A large activity deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. In addition to that all of the units fronting the streets have continuous 8' deep balconies along the entire unit. Averaging 2-300 SF,



these balconies become outdoor living extensions of the units, rather than just a required ordinance appendix. They are sure to be frequently utilized by residents, supporting leisure and high quality of life.

While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor.

The landscaping for the development will be in conformance with city standards and approved palette. Low-water use indigenous plants and trees will be used throughout the project. Turf areas for active and passive recreational use will utilize artificial turf material to conserve water use.

Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### The Environment

The design will respect and enhance the unique climate through the use of solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors.

The interior parking garage eliminates all asphalt from the site, significantly reducing the typical heat-island effect.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features.

### The Pedestrian

The site is ideally located within close proximity (walking distance) to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment.

The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses. This promotes reduced vehicular trip generation, and a sustainable, walkable community.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.

### The Parking

There is no Parking Lot. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

There will be no vehicular access drives from either street. Existing driveway along 75<sup>th</sup> Street is being removed, and two additional on street parking spaces added instead.



## Scottsdale General Plan 2001

The Scottsdale General Plan designates the property as 'Mixed-Use Neighborhoods'

**MIXED-USE NEIGHBORHOODS:** Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. 75on2nd is a higher density residential project that provides complimentary office use for the residents.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the General Plan.

### CHARACTER AND DESIGN

#### **Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.**

- Respond to regional and citywide contexts with new and revitalized development in terms of:
  - Scottsdale as a southwestern desert community.
  - Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
  - Relationships to surrounding land forms, land uses and transportation corridors.
  - Contributions to city wide linkages of open space and activity zones.
  - Consistently high community quality expectations.
  - Physical scale relating to the human perception at different points of experience.
  - Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
  - Visual and accessibility connections and separations.
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for high quality multi-family residential rental units in the area.

The site is ideally located in close walking distance to a variety of civic, cultural, sports, entertainment, and services related activities and businesses, as well as two of Scottsdale's largest employers (Honor Health and City of Scottsdale). Bus and trolley services are also available in short walking distance. 75<sup>th</sup> and 2<sup>nd</sup> Street provides connectivity to and from Old Town Public Spaces for pedestrians and bicyclists alike. The site is also very close to two major arterials (Scottsdale Rd and Indian School), as well as the Loop 101, providing easy regional access.

The design will respect and enhance the unique character of Scottsdale, with high quality context appropriate design. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.



**Goal 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. Refer to discussion on Scottsdale's Sensitive Design Principles in Section V below.

**Goal 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space.

The landscape palette has been selected to compliment the adjacent area by continuing the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

Native & low water use plants have been chosen to provide a large variety of texture and form. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

**Goal 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.
- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.
- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.



## **LAND USE**

**Goal 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

This boutique apartment project will include 39 rental units, with a mix of One- and Two-Bedroom units of varying sizes, providing an attractive new housing option for the community.

**Goal 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

The Site is located within close proximity (walking distance) to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property.

**Goal 6. Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

The location of the property provides connectivity to the established retail, restaurant, services and huge employment base in the nearby area. 75on2nd will promote an integrated, sustainable character for the area with a strong live, work and play component. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

**Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips and support alternative modes of mobility.

72on2nd incorporates a range of residential uses within a mixed-use neighborhood. The compact, high-quality infill redevelopment will invigorate the area, while being respectful to surrounding neighbors. The close proximity to a great variety of commercial, retail and service activities within the area encourages residents to walk and bike, reducing unnecessary automobile trips.



## **ECONOMIC VITALITY**

### **Goal 7. Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and revitalization efforts.**

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

The existing underutilized site contains three small office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development. In addition to providing a much more effective and appropriate use for the area, 75on2nd will be a huge visual improvement that will continue to revitalize.

## **HOUSING**

### **Goal 4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Encourage housing linked/connected to the city's mobility system.

The site is located in close proximity to a huge employment base that includes two of Scottsdale's largest employers, the City of Scottsdale, and HonorHealth. Public bus and trolley service are available within a short walking distance. The site is also just a short distance from several major arterials and the Loop 101, a regional access way.

## **NEIGHBORHOODS**

### **Goal 1. Enhance and protect diverse neighborhoods so they are safe and well maintained.**

- Provide for a range of housing opportunities.

75on2nd includes 39 rental units of varying sizes in a boutique environment, providing unique new housing option for the community.

### **Goal 3. Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

- Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.

75on2nd is a redevelopment of an under-utilized blighted parcel in a prime downtown location. The scale and quality of the proposed project will be a huge visual improvement and help to revitalize the area. 75on2nd provides for high quality rental housing, and includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size, separate laundry/powder rooms, and large 8' deep balconies. In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size



**Goal 5. Promote and encourage context-appropriate new development in established areas of the community.**

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. Massing and height are sensitive to adjacent properties. Color and materials have also been carefully selected to complement the existing context.

**GROWTH AREAS**

**Goal 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.**

- Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.

The property is located in an established area with all major infrastructure already in place than can easily support a higher concentration of residential uses. The property is also close to many multi-modal transportation networks, including arterials, freeways, bus and trolley routes.

**COMMUNITY MOBILITY**

**Goal 8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

- Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

75on2nd is ideally located within close proximity to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment with a strong live, work and play component. The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.



## **Old Town Scottsdale Character Area Plan**

The Old Town Scottsdale Plan establishes the vision for Old Town Scottsdale.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Character Area Plan.

### **LAND USE**

#### **GOAL LU 3**

CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE.

##### **Policy LU 3.2**

Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.

This project is located in The Downtown Civic Center District and Designated as a Type 2 Development Type.

#### **GOAL LU 5**

PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

##### **Policy LU 5.1**

Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes, and live/work units.

##### **Policy LU 5.2**

Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

72on2nd is a unique, high quality boutique apartment project on a small infill site.

#### **GOAL LU 6**

ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

##### **Policy LU 6.1**

Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts. For development in peripheral areas such as the Garden District, the Scottsdale Arts District and portions of the Fifth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mix of uses with active frontages, encourage features that create visual interest at the pedestrian level.

The project location does not support extended ground floor mixed-uses and related street activities. Instead, the street side perimeter incorporates outdoor patios, decks and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction and creates visual interest at the pedestrian level.



## **CHARACTER & DESIGN**

### **GOAL CD 1**

**STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.**

#### **Policy CD 1.1**

Incorporate the distinctive qualities and character of the surrounding, and/or evolving district context into building and site design.

#### **Policy CD 1.2**

Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or are in transition.

#### **Policy CD 1.5**

Maintain the pedestrian oriented small town character and human scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level in all downtown districts.

This area of downtown east of 75<sup>th</sup> Street is in the early phases of redevelopment and revitalization, transitioning from older low scale/density office residential to the newer designated Type 2 development area. While being considerate of the existing context and adjacent buildings, 75on2nd will continue to establish the architectural character for the area started by recent redevelopment projects, while also creating a unique identity.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Sculptural site walls that also serve as bench seating are provided along both streets. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### **GOAL CD 3**

**OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.**

#### **Policy CD 3.1**

Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

#### **Policy CD 3.2**

Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought tolerant landscape features to create passively cooler temperatures.

#### **Policy CD 3.3**

Pursue building and development strategies that reduce the heat island effect within downtown.

#### **Policy CD 3.4**

Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity



75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. In addition, asphalt and parking lots have been eliminated from the site and placed inside the building, reducing the heat island effect.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

A small water feature is incorporated into the pool area, close to the street where it can be heard by pedestrians passing by.

#### **GOAL CD 4**

CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.

##### **Policy CD 4.1**

Encourage urban and architectural design that is human scale and provides pedestrian comfort.

##### **Policy CD 4.3**

Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, shade, trees, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands.

The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns. While adjacent streets are smaller local streets, they are important pedestrian passageways through the area. The 2<sup>nd</sup> street sidewalk was recently redone and widened along with new on-street parking. This project enhances those improvements by removing the existing driveway and adding additional on-street parking. The narrow sidewalk along 75<sup>th</sup> street will be removed, and a wider sidewalk installed detached from the curb. Both streets will get large shade trees and integrated pedestrian seating areas.

#### **GOAL CD 5**

ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, WALKABLE, AND COMFORTABLE TO ALL.

##### **Policy CD 5.2**

Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

##### **Policy CD 5.3**

Provide a variety of public realm and open space areas that accommodate multiple activities and special events for downtown residents, visitors and workers of all ages.

The proposed sidewalk and landscape improvements along both street frontages, as discussed above (Goal CD4) and below (Goal CD6) will significantly contribute to this goal.

Open space activity areas for residents and their guests are provided along the 2<sup>nd</sup> Street frontage, where there are visible and interactive with the public realm.



#### **GOAL CD 6**

CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

##### **Policy CD 6.1**

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

##### **Policy CD 6.2**

Connect downtown street spaces with other pedestrian spaces and linkages.

##### **Policy CD 6.3**

Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of consistent landscape improvements, street tree themes, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Building setbacks along the street frontage are guided by the Downtown Ordinance, and consistent with surrounding properties, new and old.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. This is consistent with the recent sidewalk improvements along Main Street Place to the North. Landscaping and hardscape improvements along both streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street,

#### **GOAL CD 7**

INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.

##### **Policy CD 7.1**

Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

##### **Policy CD 7.2**

Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plant materials should take into account attributes such as scale, density, placement, arrangement, and maintenance requirements.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas. They also promote a sustainable desert oasis planting theme to match the surrounding character.

The native plant palette selected promotes a more natural landscape requiring minimal maintenance requirements to keep the landscape more natural & healthy.

#### **GOAL CD 8**

INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.

##### **Policy CD 8.1**

Achieve a balance between ambient light levels and designated lighting needs to ensure safe lighting levels while reducing light pollution and glare.

##### **Policy CD 8.2**

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces.



**Policy CD 8.3**

Use lighting to provide a safe and inviting nighttime environment for residents, businesses, visitors, and nighttime special events and activities.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

**GOAL CD 9**

IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

**Policy CD 9.2**

Incorporate the *Scottsdale Sensitive Design Principles* and the *Old Town Urban Design and Architectural Guidelines* in all development.

**Policy CD 9.3**

Achieve high quality urban and architectural design through the development review process.

75on2nd incorporates many of the Sensitive Design Principals and Urban Design Guidelines as detailed in Section IV and V of this application.

Concurrent with this Re-Zoning we are requesting Development Review Board Approval of the proposed project. Refer to discussion under Development Review Board Criteria in Sec. VI below.

**GOAL CD 10**

INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

**Policy CD 10.2**

Incorporate sustainable planning, design and building techniques into downtown development and use durable indigenous materials that will endure over time, to minimize environmental and maintenance impacts.

**Policy CD 10.3**

Encourage green building and biophilic design strategies such as building orientation, passive solar and cooling techniques, natural daylighting, and the integration of regional plant materials as part of downtown development.

**Policy CD 10.4**

Promote the use of energy efficient systems, construction methods, and renewable energy sources in downtown development.

**Policy CD 10.6**

Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources.

**Policy CD 10.8**

Develop and maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown. Encourage the use of shared waste containers and compactors among businesses to reduce the number of containers in downtown and their negative aesthetic, olfactive and circulation impacts.

75on2nd incorporates sustainable planning and design through the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco,



75on2nd incorporates green building strategies through the use of building orientation, solar shading, landscaping, recessed and covered balconies, and large overhangs. The development anticipates achieving a high level of sustainability, incorporating highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances.

75on2nd is located on an underutilized site in a prime location with all utility and transportation infrastructure in place. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale.

Solid waste collection is provided with shared containers located out of sight off the existing alley.

#### **GOAL CD 11**

INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY.

##### **Policy CD 11.2**

Develop infrastructure improvements that positively impact the aesthetic and mobility aspects of the pedestrian environment.

##### **Policy CD 11.3**

Underground overhead utilities, when physically and economically feasible, to reduce the negative visual impacts in the downtown.

##### **Policy CD 11.4**

Minimize the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way.

A driveway currently serving the existing office building from 2nd street will be removed and replaced with a new sidewalk segment, associated landscape improvements and on street parallel parking, improving the sidewalk aesthetic and pedestrian experience along the street.

Any existing overhead utilities services within the property ROW will be removed and all new utility services will be placed underground. All new power and communication equipment will be located off the existing alley, out of public view.

#### **ECONOMIC VITALITY**

#### **GOAL EV 2**

PROMOTE PRIVATE INVESTMENT IN, AND ATTRACT NEW DEVELOPMENT TO, OLD TOWN.

##### **Policy EV 2.1**

Encourage investment in residential and commercial development that ensures Old Town's economic competitiveness regionally and nationally.

##### **Policy EV 2.2**

Promote a mix of daytime/nighttime activities year-round through residential and commercial development in Old Town.

##### **Policy EV 2.8**

Recognize that talent is a critical component of business location decisions and enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce.

75on2nd is a unique high-quality boutique apartment project that provides an attractive alternative to the typical large-scale apartment complex, that will attract young professionals to the area. New residents will support nearby services 24/7 and help energize the surrounding area.



## **Downtown Scottsdale – Urban Design & Architectural Guidelines**

The primary purpose of these Guidelines is to influence the general character of new projects so Downtown will preserve its present qualities as it develops.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Guidelines

### **A. SITE DEVELOPMENT**

#### **A1. RELATIONSHIP OF NEW TO EXISTING DEVELOPMENT**

- All development proposals should show evidence of coordination with the site plan, arrangement of building forms and landscape design and facade patterns of neighboring properties. New buildings must coexist with their neighbors. While a firm rule is not possible, every new proposal must demonstrate it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between new and old

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner building element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls.

#### **A4. PARKING FACILITIES**

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

All of the required parking will be provided in a ground level parking garage accessed from the existing alley. There is no driveway entrance from either street, and the parking garage is screened from the street by the residential amenity areas provided.

#### **A5. BUILDING EQUIPMENT AND SERVICES**

- Locate service and loading zones to minimize visibility from public streets.
- On Downtown building sites served by the alley system, locate all serve-delivery entrances, loading docks and refuse collection facilities in the alley area.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

#### **A8. THE CONTINUITY OF STREET SPACES**

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.

#### **Corner Buildings**

Corner buildings should make a strong tie to the building lines of each street.



The building is placed parallel to both streets and located at the minimum or prevailing setback in conformance with the Scottsdale Zoning Ordinance for Downtown. A strong corner element is provided emphasizing the main building entry and ground floor office use.

#### **A9. THE BUILDING SETBACK ZONE**

- The building setback zone should be developed as a "patio" landscape designed primarily for pedestrian activity and enjoyment.
- The planting plan along street edges should be linear and rhythmic with occasional contrasts and accents.
- Trees scaled and located to create shade for pedestrians and for appreciation by passing motorists.

The building setback zone incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. Landscaping along both streets will continue the linear and rhythmic theme established by The Clayton House across the street to the South. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

#### **B. BUILDING FORM**

##### **B1. REDUCTION OF APPARENT SIZE AND BULK**

Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components. Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

##### **B2. COMPOSITION OF RECESSES AND PROJECTIONS**

Recesses and projections are encouraged to divide horizontal planes of the building into smaller-scale elements and to produce strong areas of shade and shadow.

- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of the building. Recessed courtyard to divide building mass into smaller parts
- Recessed balconies, porches and loggias create a sense of depth in the building wall, contrasting surfaces exposed to the sun with those in the shadow. The strong, alternating light and dark pattern is a distinctive quality of regional architecture in the Southwest.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and verandas.

The center 4 story portion of the building is recessed to provide for the outdoor pool amenity area. Large balconies are both recessed and extruded from the building mass, creating an interplay of light and shadow, that is further enhanced by change in color and materials. The stair towers anchor the building components and break up the overall mass by forming a strong vertical element, in an otherwise horizontal composition.



## **C. ARCHITECTURAL CHARACTER**

### **C1. PROPORTION AND SCALE**

- Building proportions with horizontal emphasis are generally desired.
- It is desirable that the spacing of elements in facades be varied rather than repetitive. Avoid repetitive proportions. Varied proportions encouraged.

The large balconies create a horizontal emphasis to the building proportions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components of varied proportions.

### **C2. BUILDING MATERIALS**

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.

### **C3. COLOR AND TEXTURE**

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Color and materials have been carefully selected to complement the architectural design and the existing context. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls.

### **C3. ARCHITECTURAL DETAIL - BALCONIES**

Balconies provide space for outdoor activity and are often helpful to give scale to a building wall. They provide an element of human size which can effectively contrast with the solid, massive character of a wall.

Large deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units, that are sure to be frequently utilized by residents.

## **D. LANDSCAPE CHARACTER**

### **D1. STREETS**

- Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.
- A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

The landscaping for the development will be in conformance with city standards and approved palette. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.



## Scottsdale's Sensitive Design Principles

The proposed development will embrace and implement the following Sensitive Design Principles, that improve and reinforce the quality of design in the community:

1. The design character of any area should be enhanced and strengthened by new development.

The design compliments and significantly enhances the existing urban fabric of the surrounding area. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. The proposed development will promote an integrated, sustainable character for the area with a strong live, work and play component.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The site is located within close proximity to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property. The design encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

The design provides elements that cater to the pedestrian through the use of building character, connectivity, landscaping, hardscape, and lighting. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size

The building mass is designed with a hierarchy of one-, three- and four-story building components. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate

Large and deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units.



- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities

Color and materials have been carefully selected to complement the architectural design and the existing context, using a variety of materials and textures. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls. By principal the design is void of all arbitrary applied ornamentation, striving towards simplicity, honesty and clarity of form and beauty. Protruding shadow blocks are used to create sculptural patterns that add visual interest at the pedestrian level.

**10. Developments should strive to incorporate sustainable and healthy building practices and products.**

The development anticipates achieving a high level of sustainability, utilizing recognized green building features. The building and unit design will incorporate highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances

Sustainable building practices include the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco,

**13. The extent and quality of lighting should be integrally designed as part of the built environment.**

Exterior lighting has been carefully integrated into the architecture, providing ambiance, identity and safety to residents and visitors alike.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

**14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The main project identification signs compliment and are an integral part of the architectural design.



## **Development Review Board Criteria**

### **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

#### **Scottsdale General Plan**

The proposed development will comply with the 2001 General Plan as previously outlined in Section II.

#### **Old Town Scottsdale Character Area Plan**

The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III.

#### **Scottsdale Zoning Ordinance**

The proposed development will comply with the development standards of the D/MU-2 zoning designation.

#### **Scottsdale Design Standards and Policies Manual**

The proposed development will comply with all relevant sections of the Scottsdale Design Standards and Policies Manual

#### **Downtown Plan Urban Design & Architectural Guidelines**

The proposed development will comply with the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

#### **Scottsdale Sensitive Design Principals**

The proposed development will comply with the Scottsdale Sensitive Design Principals as previously outlined in Section V.

### **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls

- Avoids excessive variety and monotonous repetition;

By principal of design, the building is void of all arbitrary ornamentation, striving for simplicity of style and honest expression of materials and building functions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components, forming a balanced composition that expresses the form and functionality of its components. The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns.



- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;  
The proposed development will comply with the Scottsdale Sensitive Design Principles as previously outlined in Section V.

### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

All of the required parking will be provided in a ground level parking garage accessed only from the existing alley. There is no driveway entrance from either street, providing a safe contiguous sidewalk along the entire street frontage.

### **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

### **Downtown Area**

If the development proposal is within the Downtown Area, explain how the proposed development:

- Demonstrates conformance with the Downtown Plan Urban Design & Architectural Guidelines;  
The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III, as well as the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

- Incorporates urban and architectural design that address human scale and incorporates a pedestrian-oriented environment at the street level;

The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. A large open deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Large trees provide shade along the public sidewalks, and built in site walls serve as seating areas.

- Reflects contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

- Reflects the design features and materials of the urban neighborhoods in which the development is located; and
- Integrates building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. As previously described, the building mass, height, materials and colors have been carefully selected to complement the existing context, as well as to provide a unique identity for the project.



## Conclusion

In summary, this request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current zoning would allow for the proposed density of the proposed project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

This proposed project will include 39 living units, in a 3 and 4 story building with associated amenity areas included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

The proposed development achieves a wide range of goals including revitalizing an underutilized property, integrating high-quality, high-design, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding land uses, and contribute to the live/work/play land use balance promoted by the Old Town Scottsdale Character Area Plan.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

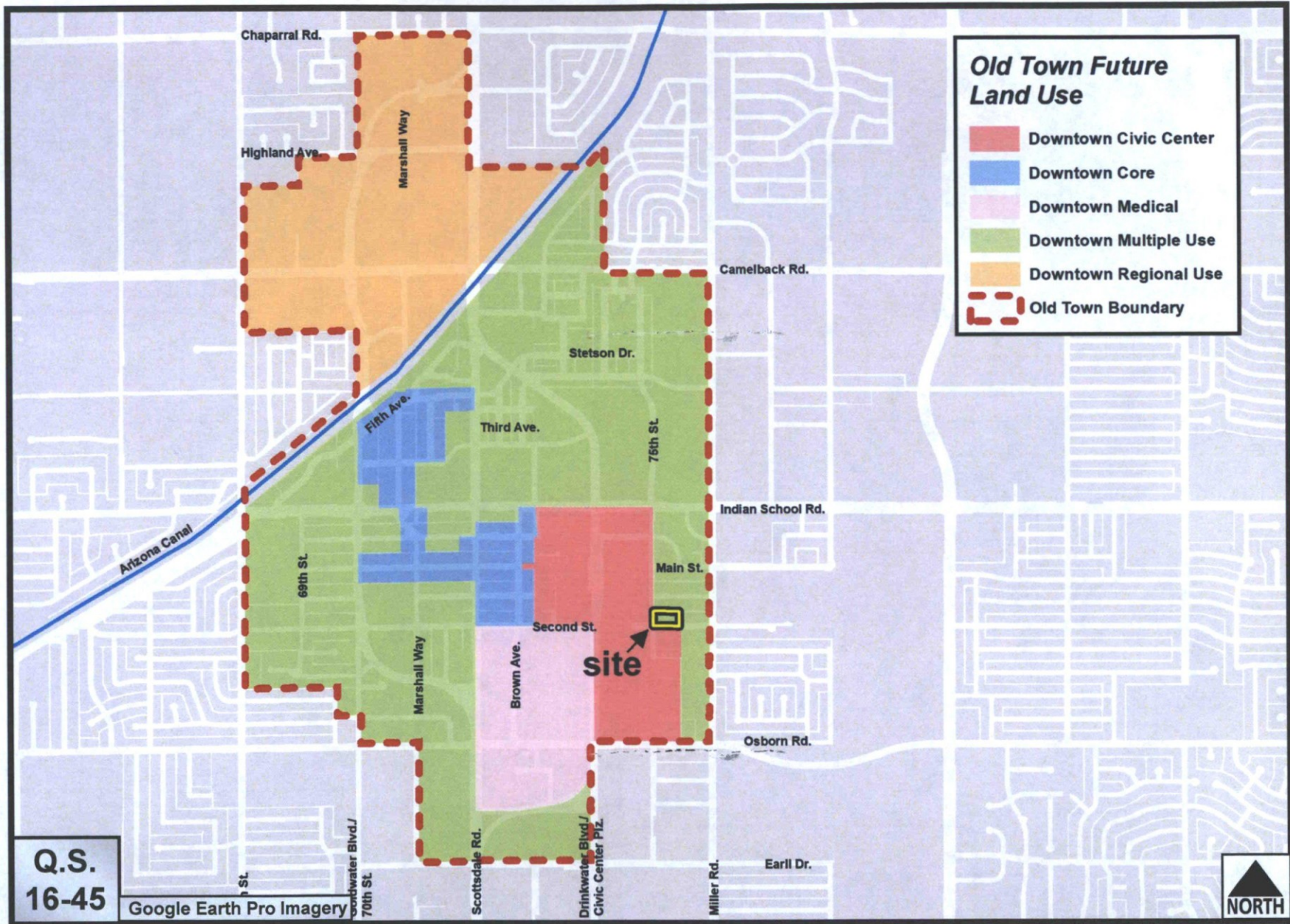
The surrounding restaurant, retail, service, and employment core will benefit from this development, and provide an attraction for future residents.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.

The development team is committed to delivering a sustainable development that will enrich and revitalize the character and success of the surrounding area and of the City of Scottsdale in general.

This application includes a range of exhibit including the site plan, elevations, perspective views, and landscape plans that demonstrate the character and high-level of design proposed for this site.

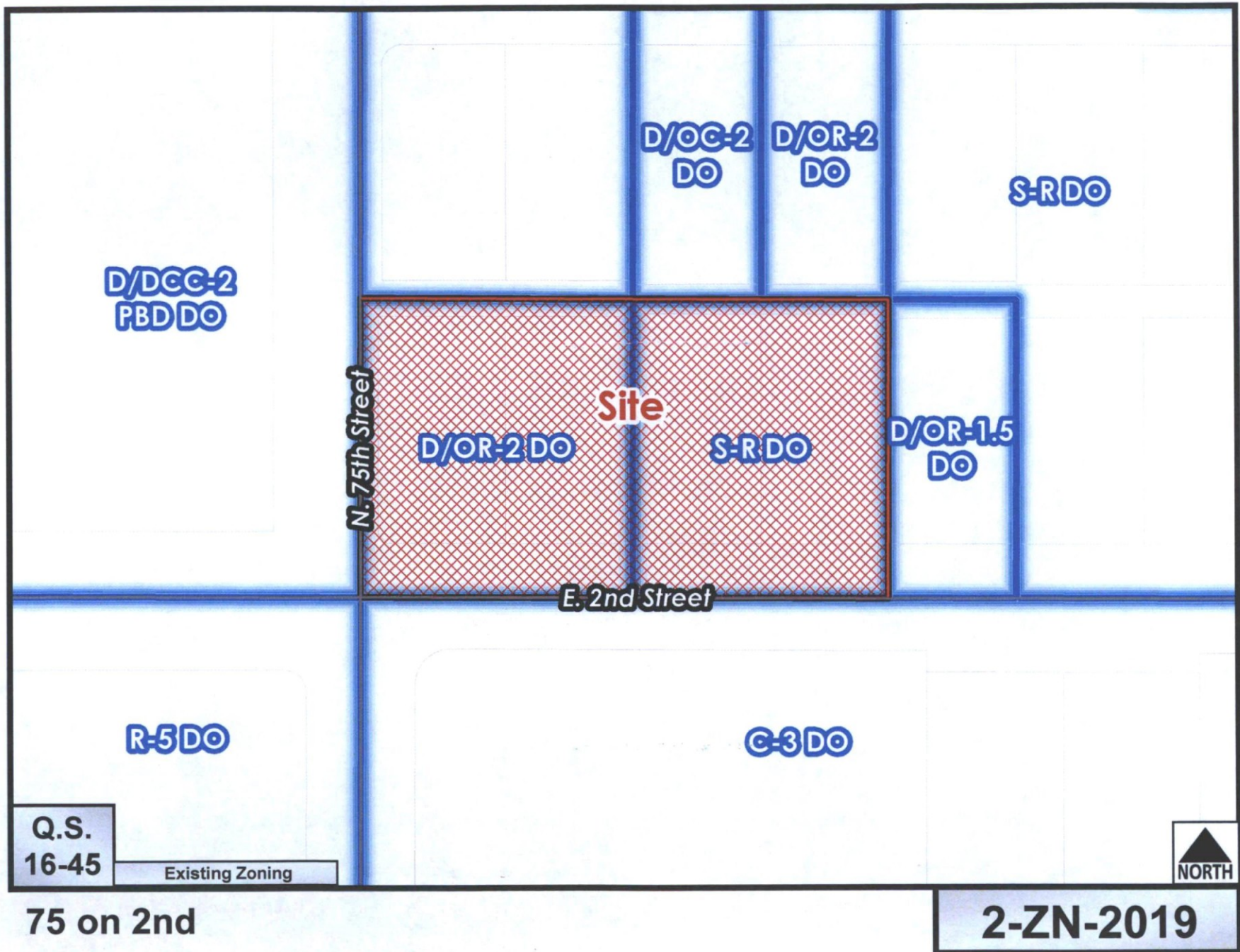




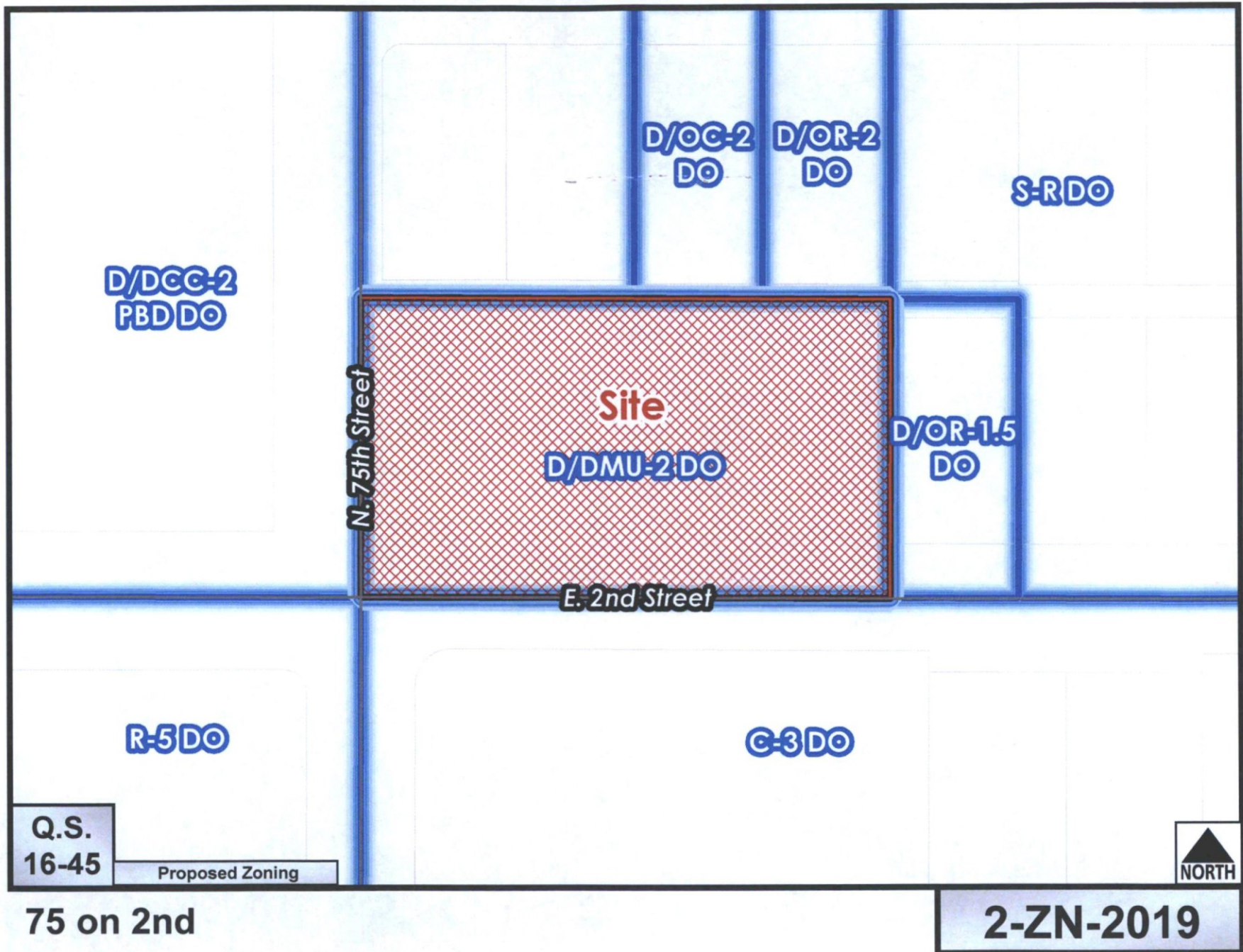
75 on 2nd

2-ZN-2019









Q.S.  
16-45

Proposed Zoning



75 on 2nd

2-ZN-2019





K&I Homes, LLC

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CITIZEN REVIEW REPORT

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February 6, 2019

via email: bcluff@scottsdaleaz.gov

Bryan Cluff  
Senior Planner  
City of Scottsdale

RE: 75 on 2nd  
690-PA-208

This report is to notify you of our Citizen Review efforts in regard to the above referenced project, completed to date.

A. Details of Methods used to involve the public are included as attachments.

The Scottsdale Unified School District was notified via registered mail on 1/14/2019. Determination of Adequate Facilities was received back on 1/24/2019.

Property owners and HOA's within a 750' radius of the site, as well as other Interested Party were notified via 1<sup>st</sup> class letter mailed 1/24/2019. Said letter contained a discrepancy between the day & date of the meeting, so a 2<sup>nd</sup> notification letter was sent out on 1/26/2019 to clarify.

No inquires have been received to date via phone or email from anyone notified.

The 'Project Under Consideration' sign was posted on 1/22/2019

Neighborhood Open House Meeting was held:

Date:	Tuesday, February 5, 2019
Time:	5 PM
Location:	The Clayton on the Park 7343 E Scottsdale Mall, Scottsdale AZ 85251



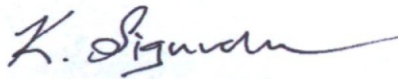
- B. A summary of comments, issues, concerns and problems expressed by citizens during the process:

Prior to the Open House Meeting no inquiries were received via phone and/or email

4 people showed up to our Open House Meeting (see sign-in sheet attached) Immediate neighbors, and/or property owners within the area. We provided an overview of the project and then opened up for questions and discussion – brief discussion followed of general nature. No real concerns or issues came up, and all attending praised the project for good design.

No further comments or inquiries have been received since the open house meeting.

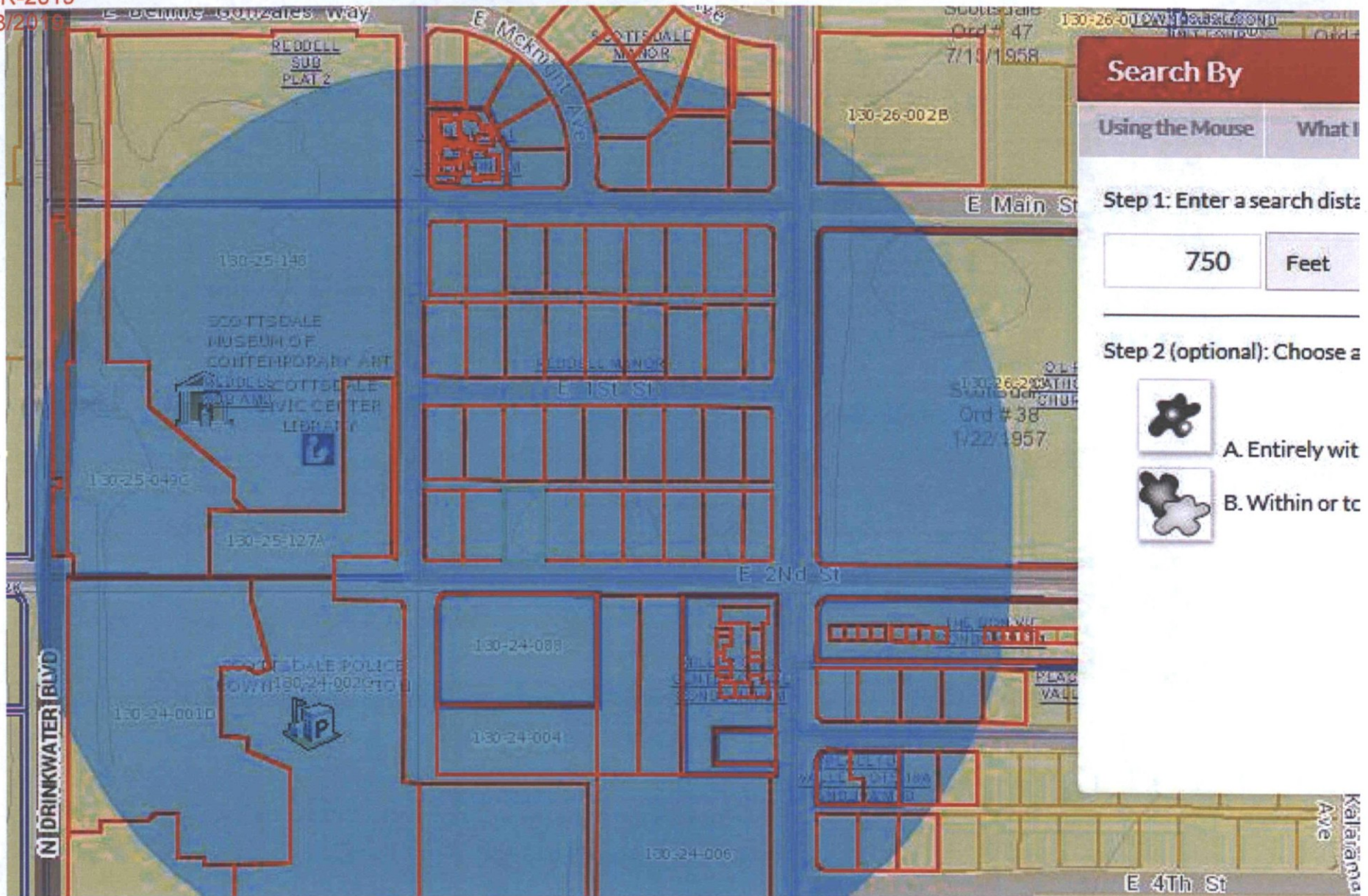
Sincerely,



Kristjan Sigurdsson, Principal  
K&I Homes, LLC

- Attachments:
- School District Determination of Adequate Facilities
  - Parcel Map showing where notified neighbors are located
  - Mailing List of contacted parties, including neighbors and property owners, HOA's and 'Other Interested Parties'
  - Copy of Notification Letter
  - Open House Sign in Sheet
  - Affidavit of Posting





Notification Map - Parcels/Property Owners within 750' Radius



# School District

## Determination of Adequate Facilities



City of Scottsdale Project Number: 690 -PA- 2018

Project name: 75 on 2nd

Project Location NEC of 75th St & 2nd St - 85251

Applicant Name: Kristjan Sigurdsson

Phone: 602-505-2525

Applicant E-mail: kristjans@kandihomes.com

Fax: \_\_\_\_\_

School District: Scottsdale Unified

I, Jeff Sadtler hereby certify that the following determination has been made in regards to the  
Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

Jeff Sadtler CFO  
Superintendent or Designee

1/24/19  
Date

### Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)





K & I Homes, LLC

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NOTIFICATION LETTER

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Date: January 21, 2019 **Resent January 26, 2019**

To: **Property Owner, Neighborhood HOA, or other Interested Party**

RE: Notification of Project Under Consideration **Please note correction below**  
**75 on 2nd** **for meeting date**

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer 'The Clayton-Companies', will be filing an application to re-zone four parcels of land, totaling approximately 0.80 Acres, located on the NEC of 75<sup>th</sup> Street & 2<sup>nd</sup> Street. The application is scheduled to be filed on or before February 15, 2019. Shortly thereafter we will be filing an application to the Development Review Board, to request Design Review approval of the same project. This letter will serve as notification of both applications.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning / DRB request. The meeting will be held on **Tuesday, February 5th, 2019, at 5 PM at 'The Clayton Companies Office, 7340 E. Main Street, Suite 200, Scottsdale, AZ 85251.**

Attached is a copy of the Future Land Use Plan, Existing and Proposed Zoning Exhibit, proposed Site Plan, as well as overall 3D perspective Views of the project. The following describes our request:

**Existing use:** *The existing site is zoned **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), and contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.*

**Proposed change:** *The proposed **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) is for a Boutique Residential Apartment project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 870-1370 SF. All of the parking will be provided in a ground level parking garage accessed from the existing alley.*

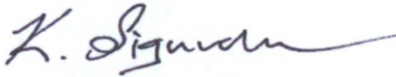


Please be advised that meetings and hearings before the City of Scottsdale Planning Commission and Design Review Board are planned to review this case. Specific meeting and hearing dates have not yet been set, but will be posted on site once determined, at least 20 days prior to each hearing date.

The City of Scottsdale Planner assigned to this case is Bryan Cluff, and you may contact him at 480-312-2258 or via email [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov). The City Case File number (Pre-Application number) is 690-PA-2018. Once officially submitted, the case file may be viewed on the city website <http://www.scottsdaleaz.gov/projects/projectsinprocess>

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **602-505-2525** or via email [kristjans@kandihomes.com](mailto:kristjans@kandihomes.com)

Sincerely,

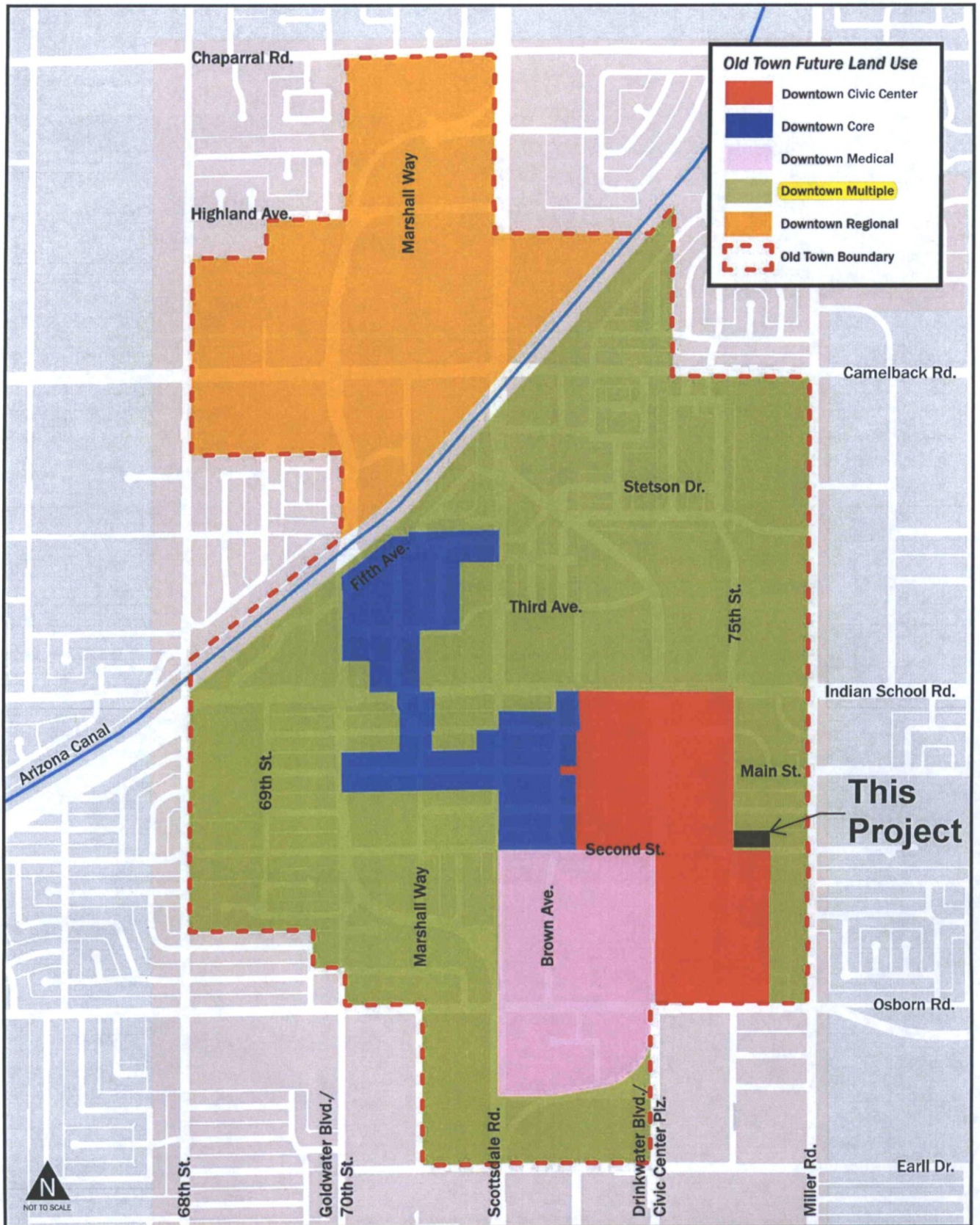


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Kristjan Sigurdsson, Principal  
K&I Homes, LLC

Attachments: General Plan Land Use Exhibit  
Current and Proposed Zoning Exhibit  
Proposed Site Plan  
3D Views of proposed building





Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Map 2 - Old Town Future Land Use













3D View - from SW



3D View - from NW





**75 on 2nd**  
**690-PA-2018**

# Open House Sign-In Sheet

Date: 2/5/2019

Location: 7340 E. Main St. #200

*This Sign-In Sheet is a Public Record*

Name <u>Sonnie Kirtley</u>		Business Name <u>LOGS</u>	
Address & Zip <u>ON record</u>		Phone <u>602 707 3886</u>	E-mail <u>LOGS@LOGSAR.net</u>
Name <u>Anne Bode</u>		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name <u>Louise Lamb</u>		Business Name _____	
Address & Zip <u>7608 E 4th St</u>		Phone <u>480-946-5658</u>	E-mail <u><del>llamb628@</del> llamb628@jgm911.com</u>
Name <u>MIKE HIGGINS</u>		Business Name _____	
Address & Zip <u>3666 N. MILLER ROAD #101</u>		Phone <u>602-702-7477</u>	E-mail <u>MIKE@HIGGINSARCH.COM</u>
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____





# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number:

690-PA-2018

Project Name:

Zone White 690-PA-2018

Location:

7502 E. 2nd St., Scottsdale, AZ 85251

Site Posting Date:

1/22/2019

Applicant Name:

Kristijan Sigurdsson

Sign Company Name:

Scottsdale Sign A Rama

Phone Number:

480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

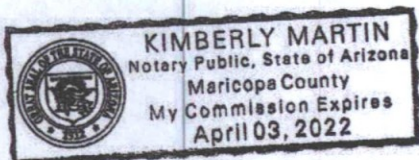
Applicant Signature

Date

1-23-2019

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 23<sup>rd</sup> day of January 20 19



Kimberly Martin  
Notary Public

My commission expires: 4/3/22

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Tuesday, February 5, 2019

Time: 5:00pm

Location: 7340 E. Main St. #200, Scottsdale, AZ 85251

Site Address: 7502 E. 2nd Street, Scottsdale, AZ 85251

### Project Overview:

- Request: This request is for Rezoning and Development Review Board
- Description of Project & Proposed Use: 39 Unit Boutique Apartment building in a 3-4 story building
- Acreage: .080 Net and 1.09 Gross +/- Acres
- Site Zoning: Existing D/OR-2 DO & S-R DO Proposed D/DMU-2 DO

Applicants Contact: Kristjan Sigurdsson

City Contacts: Bryan Cluff

Phone number: 602-505-2525

Phone number: 480-312-2258

Email: kristjans@kandihomes.com

Email: bcluff@ScottsdaleAZ.gov

Pre-Application #: 690-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project information may be researched at: <http://eservices.scottsdaleaz.gov/bidgresources/PreApp/Search>

Posting Date: 1/22/2019

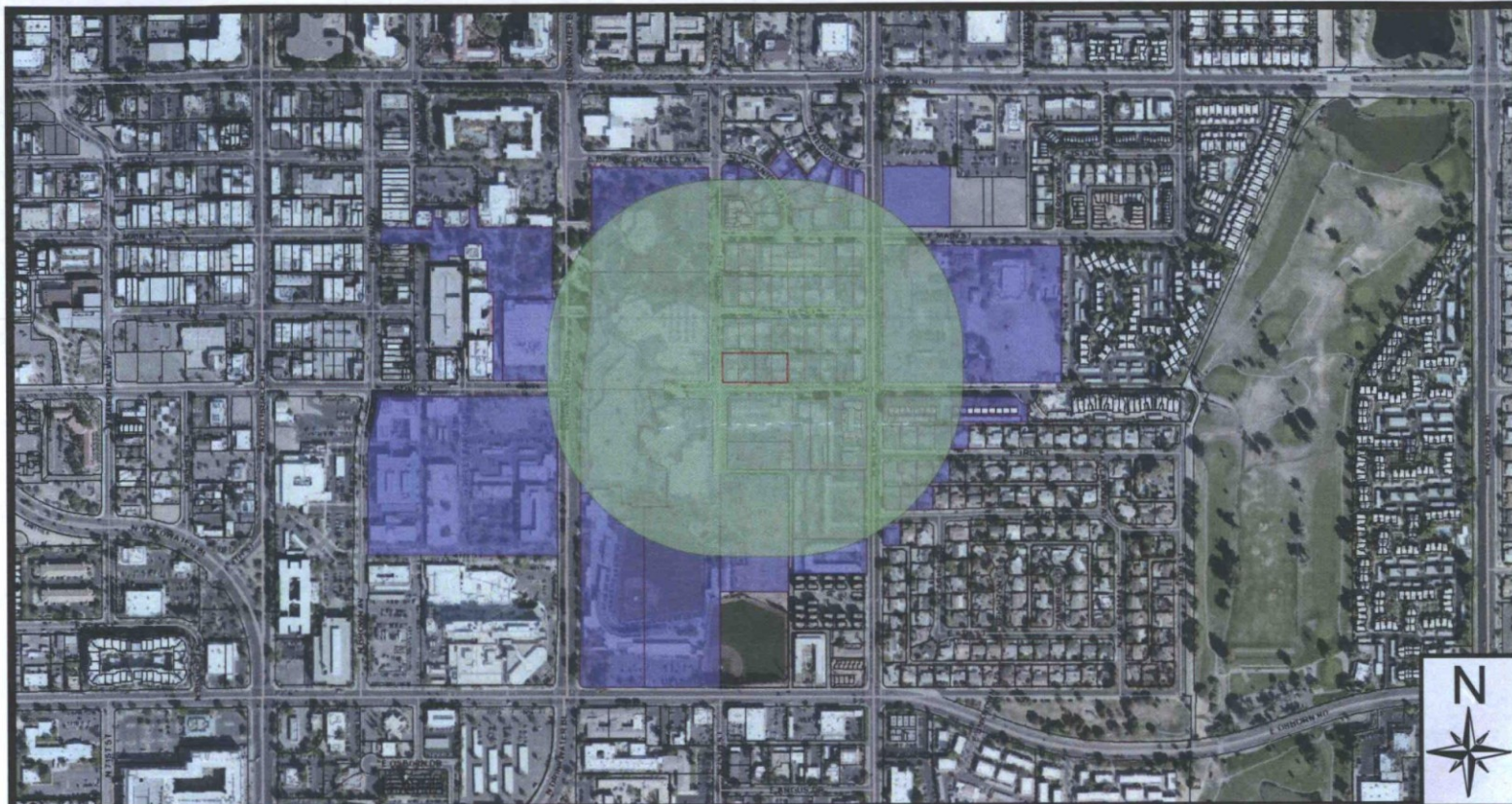
-Penalty for removing or defacing sign prior to date of last hearing  
-Applicant Responsible for Sign Removal

01/22/2019 16:48



# City Notifications – Mailing List Selection Map

75 on 2nd



## Additional Notifications:

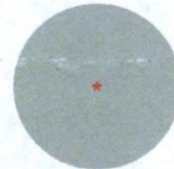
Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Twitter  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
February 15, 2019

## Map Legend:



Site Boundary



Properties within 750 feet

Postcards: 152

2-ZN-2019



# CITY COUNCIL REPORT



Meeting Date: September 17, 2019  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

**75 on 2nd**  
**2-ZN-2019**

### Request to consider the following:

Adopt Ordinance No. 4420 approving a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street.

### Goal/Purpose of Request

The applicant's request is to rezone the property to redevelop the site with apartments.

### Key Items for Consideration

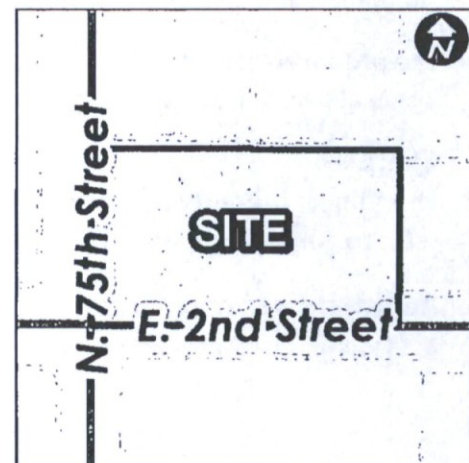
- Infill Development
- Conformance with Old Town Scottsdale Character Area Plan
- Conformance with General Plan
- Planning Commission heard this case on August 14, 2019 and recommended approval with a 6-0 vote.

## OWNER

Tom Frenkel  
 (480) 941-2260

## APPLICANT CONTACT

Kristjan Sigurdsson  
 K&I Homes, LLC  
 (602) 505-2525





## LOCATION

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7502, 7508, 7514, and 7520 East 2nd Street.

## BACKGROUND

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### General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail use in a mixed-use format. Mixed-Use Neighborhoods are also characterized by being in areas having multiple modes of transportation available. In addition, the site is in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach "...growth management from a perspective of ..." identifying those "...areas of the community that are most appropriate for development focus [that] will best accommodate future growth...." The Growth Areas are intended to encourage development in a mixed-use environment.

### Character Area Plan

The Old Town Future Land Use map of the Old Town Plan designates the site as Downtown Multiple Use Type-2, within the Brown and Stetson District of Old Town. This land use is intended to "Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of uses and activities..." that are mutually supportive. Type-2 development types are areas intended to support higher scale development.

### Zoning

The site is zoned Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning. The D zoning district is intended to implement the Old Town Plan and Old Town Urban Design & Architectural Guidelines while the OR-2 subdistrict allows for mixed-use development at a medium scale intensity. The S-R district is transitional, intended primarily to provide offices of a residential scale and character to serve nearby neighborhoods, while the Downtown Overlay (DO) promotes the goals and policies of the Old Town Scottsdale Character Area Plan, allows application of the Downtown district development standards, and encourages urban design forms to accommodate mixed-use development.

The proposed zoning of Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO) allows a mixture of commercial and residential uses in a mixed-use development form.

### Context

The subject property is located at the northeast corner of E. 2<sup>nd</sup> Street and N. 75<sup>th</sup> Street. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Small scale office uses, zoned Service Residential Downtown Overlay (S-R DO), Downtown/Office Commercial Type-2 Downtown Overlay (D/OC-2 DO), and Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO)



- South: Event Venue (Clayton House), zoned Highway Commercial Downtown Overlay (C-3 DO)
- East: Office, zoned Downtown/Office Residential Type-1.5, Downtown Overlay (D/OR-1.5 DO)
- West: Scottsdale Public Library, zoned Downtown/ Downtown Civic Center Type-2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO)

**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Old Town Scottsdale Character Area Plan  
Zoning Ordinance

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**APPLICANTS PROPOSAL**

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**Development Information**

The development proposal includes redevelopment of the existing site to include a new apartment building with 39 units. All required parking will be provided on-site in a parking structure that will be screened from view by the building. Vehicular access to the parking structure is provided via the alleyway in the rear of the property.

- Existing Use: Office, pet care services
- Proposed Use: Multi-family Residential
- Parcel Size: 47,560 square feet (1.09 acres)
- Building Height Allowed: 66 feet
- Building Height Proposed: 50 feet
- Parking Required: 55 spaces
- Parking Provided: 56 spaces
- Open Space Required: N/A
- Open Space Provided: 11,300 square feet
- Floor Area: 70,765 square feet
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 36 dwelling units per acre

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**IMPACT ANALYSIS**

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**Land Use**

The General Plan (Mixed Use Neighborhoods) and Old Town Plan (Downtown Multiple Use) designations encourage higher density housing combined with, office, retail, and other uses that are compatible in a mixed-use format. These plans encourage new developments, redevelopment and infill that strengthen the Downtown's mix of uses and activities through mutually supportive land



uses. The applicant's proposal includes a comprehensive summary of the development and how the requested zoning conforms to the policies of the General and Old Town Plans (Attachment #3).

The proposed use for the site area is a residential multiple-family development consisting of 39 apartment units. The proposed zoning designation of Downtown/ Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO) allows the proposed uses and is consistent with the General Plan and Old Town Plan. The proposed development is consistent with the Old Town Plan as it pertains to strengthening a 18-hour mixed use center with a variety of housing types in the Old Town area. Furthermore, the proposed development assists in providing a mutually supportive land use, which encourages sustainability by providing land uses in proximity to one another and incorporating uses that contribute to an active downtown. Finally, the applicant proposes to underground an adjacent powerline pole in conjunction with the development request – implementing both 2001 General Plan (Growth Area Element) and Old Town Scottsdale Character Area Plan (Character & Design Chapter) policy.

Located on the northeast corner of N. 75<sup>th</sup> Street and E. 2<sup>nd</sup> Street the development is situated in an area of Old Town that is primarily low scale office and is transitioning as older properties redevelop. It is located across the street from the Civic Center Mall, an entertainment venue, and a short walk from Scottsdale Stadium. The proposed development is consistent with the uses and character of the area. To maintain an active street frontage the proposed development incorporates an outdoor pool/amenity area, gym, and lobby adjacent to E. 2<sup>nd</sup> Street. The proposed zoning district, D/DMU-2 DO, is consistent with the Old Town Plan's associated zoning designation and abutting properties.

### **Transportation**

North 75<sup>th</sup> Street and East 2<sup>nd</sup> Street are local residential streets. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets, and parking will be provided on-site.

### **Water/Sewer**

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and wastewater services in the area. Any additional water and wastewater service infrastructure required to service the development shall be provided property owner.

### **Public Safety**

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is located at 7522 East Indian School Road. The nearest police station is located 3700 N. 75th Street.

### **Open Space**

Although there is not a requirement to provide open space in the Downtown zoning district, the owner is proposing approximately 11,300 square feet of open space on the property, which is focused along the E. 2<sup>nd</sup> Street frontage. Each unit will also include a private outdoor living space in accordance with the ordinance requirements.



### **Community Involvement**

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on February 5, 2019. A copy of the applicant's Citizen Involvement Report is included as Attachment #6. Staff has received one phone inquiry regarding this proposal with general questions.

## **BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on August 14, 2019 and recommended approval with a 6-0 vote.

### **Staff's recommendation to Planning Commission:**

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

## **RECOMMENDATION**

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Adopt Ordinance No. 4420 approving a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

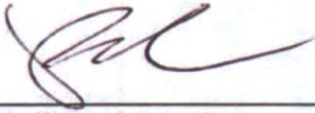
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Bryan Cluff  
Senior Planner  
480-312-2258  
E-mail: [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)



**APPROVED BY**

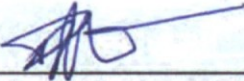
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Bryan Cluff, Report Author

8/28/19

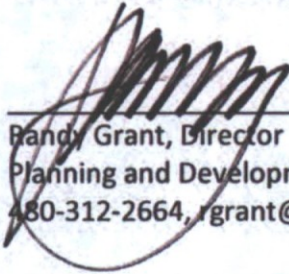
Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

8/28/2019

Date



Bandy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/29/19

Date



## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4420
  - Exhibit 1: Stipulations
  - Exhibit A to Exhibit 1: Site Plan
  - Exhibit 2: Zoning Map
3. Applicant's Narrative
4. Old Town Future Land Use Map
5. Zoning Map (existing)
6. Citizen Involvement
7. City Notification Map
8. Planning Commission meeting minutes for August 14, 2019

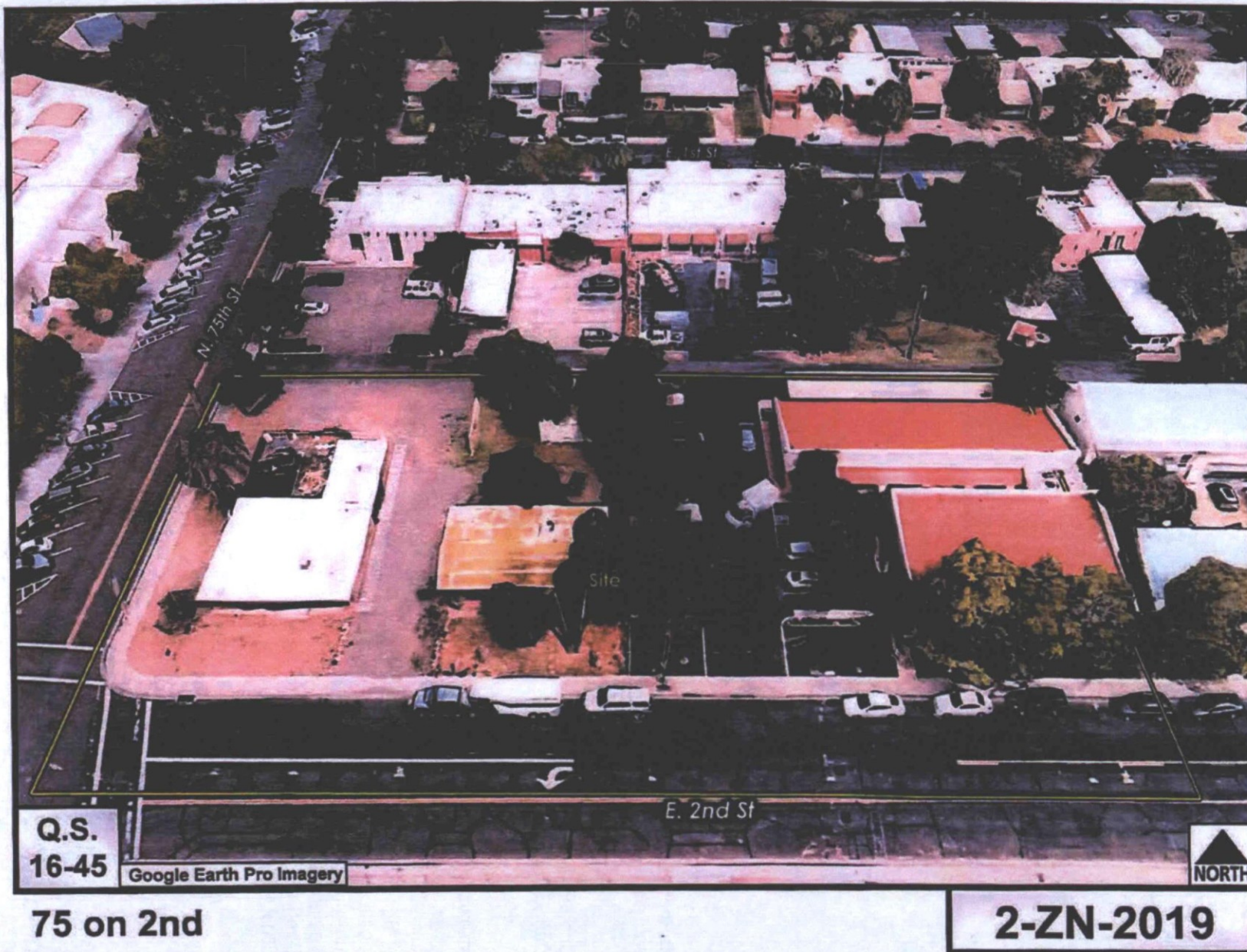




75 on 2nd

2-ZN-2019







ORDINANCE NO. 4420

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 2-ZN-2019 FROM DOWNTOWN/OFFICE RESIDENTIAL TYPE-2, DOWNTOWN OVERLAY (D/OR-2 DO) AND SERVICE RESIDENTIAL DOWNTOWN OVERLAY (S-R DO) ZONING TO DOWNTOWN, DOWNTOWN MULTIPLE USE TYPE-2 DOWNTOWN OVERLAY (D/DMU-2 DO) ZONING ON A +/- 1.1-ACRE SITE LOCATED AT 7502, 7508, 7514, AND 7520 EAST 2ND STREET.

WHEREAS, the Planning Commission held a hearing on August 14, 2019;

WHEREAS, the City Council held a hearing on September 17, 2019; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 2-ZN-2019.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-1.1-acre site located at 7502, 7508, 7514, and 7520 East 2nd Street and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning.



Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit "1"** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ of \_\_\_\_\_, 2019.

ATTEST:

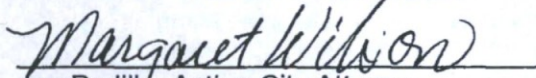
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY



Joe Padilla, Acting City Attorney

By: Margaret Wilson, Senior Assistant City Attorney



## **Stipulations for the Zoning Application:**

**75 on 2nd**

**Case Number: 2-ZN-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

### **SITE DESIGN**

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by K&I Homes, and with the city staff date of 5/10/19, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

### **DEDICATIONS**

3. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - a. N. 75<sup>TH</sup> STREET. Ten (10) foot dedication, for a total twenty (20) foot wide N. 75<sup>th</sup> Street east half-right-of-way width.
  - b. ALLEY. Two (2) foot dedication, for a total ten (10) foot wide south half-alley right-of-way width.

### **INFRASTRUCTURE**

4. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
5. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
6. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. N. 75<sup>TH</sup> STREET
    1. Construct an eight (8) foot wide sidewalk along project development frontage.
    2. Replace existing streetlight on the northeast corner of N. 75<sup>th</sup> Street and E. 2<sup>nd</sup> Street with a city standard streetlight.

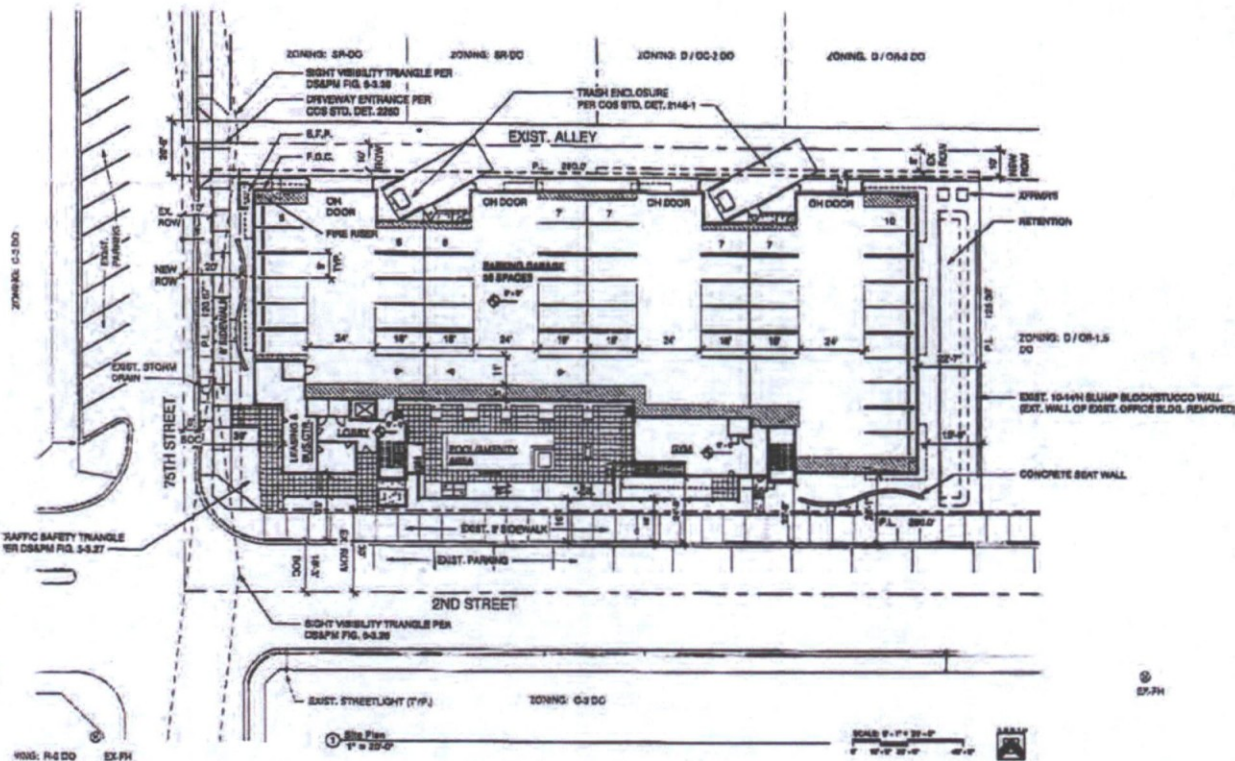


3. Reconstruct sidewalk crossing of alley exit into N. 75<sup>th</sup> Street to American with Disabilities Act (ADA) standards.
- b. E. 2ND STREET
  1. Remove driveways from E. 2<sup>nd</sup> Street along project development frontage and replace with vertical curb, gutter and full width level sidewalk.
- c. ALLEY.
  1. Reconstruct twenty (20) foot alley width along project development frontage to include positive drainage.
  2. Overhead utility and cable lines adjacent to lot shall be placed underground, from N. 75<sup>th</sup> Street to the existing pole in the alley north of Lot 13.
7. WATER LINE. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to abandon existing waterline within alley adjacent to project development. The owner shall relocate existing water services from this waterline, including any on-site building line relocation for adjacent effected parcels. Associated city water service abandonment and installation fees shall not be applicable.
8. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
9. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

#### **REPORTS AND STUDIES**

10. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:
  - a. Stormwater storage volume will be based on pre vs. post conditions.
11. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
12. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.





## GENERAL SITEPLAN NOTES - CITY OF SCOTTSDALE

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNKS AND HAVE A CHANTRY THAT BEGINS AT 6'-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE SCOTTSDALE AND THE DESIGN STANDARDS AND POLICES MANUAL.
3. THE TEMPORARY SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION.
4. ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTITENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. PLASQUES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST OF THE TALLEST UNIT. DETAILS ARE STILL REQUIRED.
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 8'-0" IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURN AREAS SHALL BE PROVIDED.

## GENERAL NOTES - SCOTTSDALE REVISION CODE

1. IN ACCORDANCE WITH SEC. 47-80 ALL ELECTRIC AND COMMUNICATIONS LINES INSTALLED IN THE RIGHT-OF-WAY SHALL BE INSTALLED UNDERGROUND, EXCEPT ELECTRIC LINES EQUAL TO OR GREATER THAN 15,000V CAPACITY.

## PROJECT INFO

PROJECT NAME:	75 on 2nd		
STREET ADDRESS:	7502 E. 2ND STREET		
PROPOSED USE / SCOPE:	3 & 4 STORY BOUTIQUE APARTMENT BUILDING WITH 39 UNITS		
PARCEL #:	LOTS 10-13 100-25-0289 / 100-25-028A / 100-25-030A / 100-25-031A		
PARCEL SIZE:	LOT 10-13	NET SITE AREA: 0.81 ACRES	GROSS SITE AREA: 47,500 SF = 1.29 ACRES
CURRENT ZONING:	LOTS 10-11	D / OR-1 DO	
	10-13	D-R DO	
PROPOSED ZONING:	DMU-2 DO		
OVERALL UNIT DENSITY:	38 DU/1.00 AC = 38	60 MAX. ALLOWED	
BUILDING HEIGHT:	4 STORIES / 60'	60' MAX. ALLOWED	
LOT COVERABLE NET SITE AREA:	20,002 SFT/0.480 AC = 62.5%		
CONSTRUCTION TYPE:	V-A FULLY SPRINKLERED		
BUILDING FLOOR AREA:	GROSS SF		
FLOOR	DESCRIPTION	DENSITY	ACTUAL FLOOR AREA
GROUND FLOOR	A-2 / B-2	MIXED-USE	20,002 SF
2ND FLOOR	A-2	APARTMENTS	18,945 SF
3RD FLOOR	A-2	APARTMENTS	18,945 SF
4TH FLOOR	A-2	APARTMENTS	18,945 SF
TOTAL			70,782 SF

FLOOR AREA RATIO: 31,420 / 24,500 = 1.47

GFA: 8,986 / 47,500 = 0.08 1.3 MAX. ALLOWED

FIRE ALARMING: YES FULL NFPA 15 &amp; 13R

OCUPANCY GROUP:	
PARKING GARAGE	S-2
LEASING & OFFICE	S
APARTMENTS	A-2

UNIT MIX: 23 - 1 BED / 1.5 BATH &amp; 16 - 2 BED / 2.5 BATH - 39 UNITS TOTAL

OPEN SPACE REQUIRED: NONE

OPEN SPACE PROVIDED:	FRONT OPEN SPACE	+/- 4,800 SF
	AMENITY OPEN SPACE	4,400 SF
	OTHER OPEN SPACE	9,200 SF
	TOTAL OPEN SPACE	+/- 11,200 SF

PRIVATE OPEN SPACE REQUIRED: 8' DEEP AND 60 SF MINIMUM EA. UNIT

PRIVATE OPEN SPACE PROVIDED: 8' DEEP TYPICAL UNIT AREA RANGE 55 SF - 200 SF / AVE. AREA 185 SF

PARKING REQUIRED FOR RESIDENTIAL USE (AT 1.5 MIN. SIZE PARKING SPACE):

1 BEDROOM UNITS	1.0 SP / UNIT	= 23 x 1.0	= 23 SPACES
2 BEDROOM UNITS	2.0 SP / UNIT	= 16 x 2.0	= 32 SPACES
TOTAL PARKING REQUIRED			55 SPACES

ACCESSIBLE REQUIRED: 4% OF TOTAL = 3 SPACES

BIKE PARKING REQUIRED: 2 / 10 REQ'D PARKING SPACES = 5

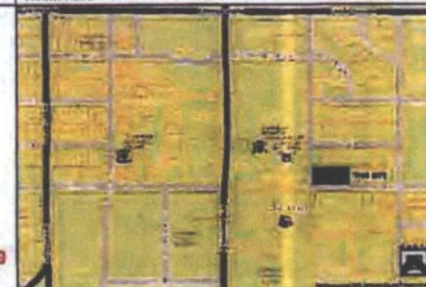
PARKING PROVIDED:	STANDARD	ACCESSIBLE	TOTAL	BIKES
PARKING GARAGE	55	3	58	5

## LEGAL DESCRIPTION

Lots 10, 11, 12, and 13, Block 5, of record map, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 48 of Maps, Page 27

To be combined into a single lot with a new FINAL PLAT

## VICINITY MAP



K &amp; L HOMES, LLC

810 E. BROADWAY, 10  
SUITE 200  
SCOTTSDALE, AZ 85261  
PH: 602.955.3338



Clayton

75 on 2nd

7502 East 2nd Street  
Scottsdale, AZ

Revisions	Description	Date
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## APPROVALS

APPROVED FOR THE CITY OF SCOTTSDALE  
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JOB NUMBER 100

DRAWN BY: R

CHECKED BY: R

SCALE DATE: 08/10/19

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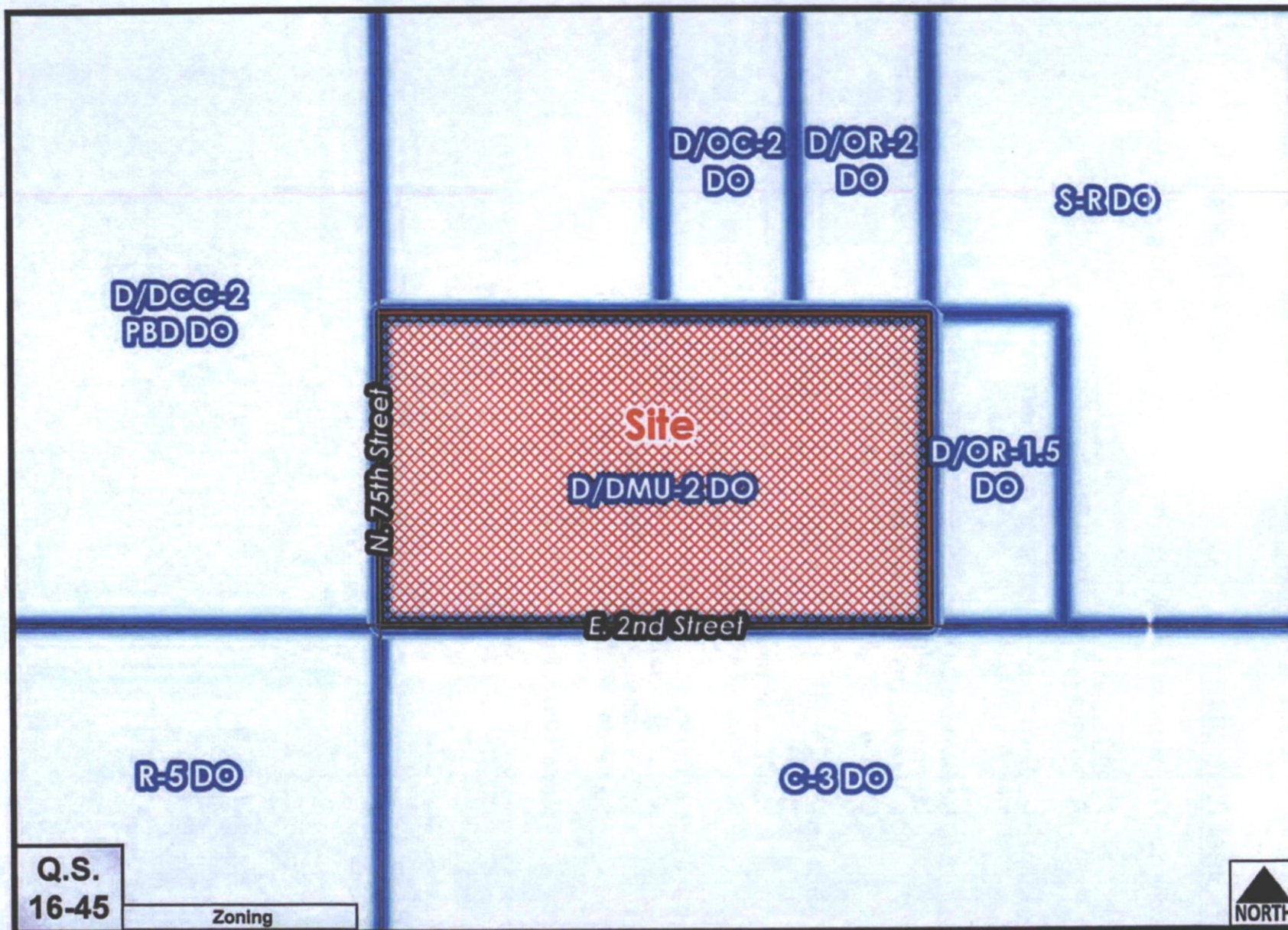
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75 on 2nd

Ordinance No. 4420  
Exhibit 2  
Page 1 of 1

2-ZN-2019



## Project Narrative

690-PA-2018 / 2-ZN-2019

Rezoning and Development Review Board for:

### 75 on 2<sup>nd</sup>

#### **A Boutique Apartment Infill Development**

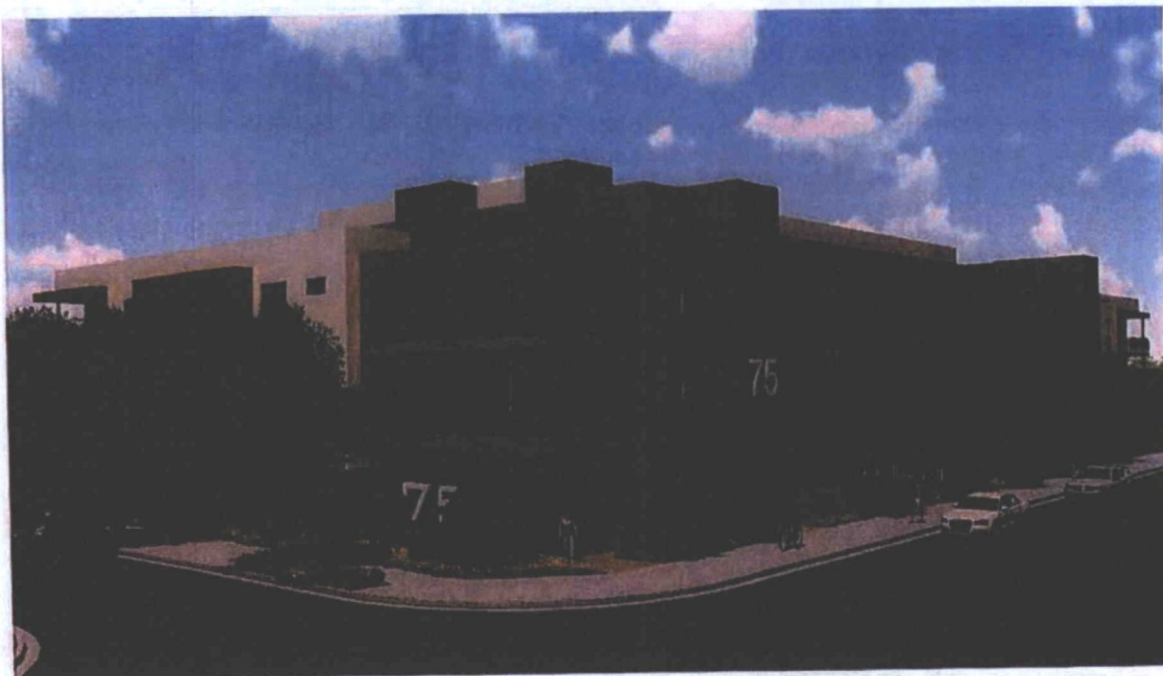
**Location:** Northeast Corner of 75<sup>th</sup> Street & 2<sup>nd</sup> Street  
7502 N. 2<sup>nd</sup> Street

**Request:** Rezone from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay)

**Prepared for:** 75<sup>th</sup> & 2<sup>nd</sup>, LLC  
Tom Frenkel  
7340 E. Main St. #200  
Scottsdale, AZ 85251

**Prepared by:** K&I Homes, LLC  
Kristjan Sigurdsson, Principal Architect  
6125 E. Indian School Rd., Suite 2005  
Scottsdale, AZ 85251

**Date:** May 4<sup>th</sup>, 2019 (Rezone 2<sup>nd</sup> / DRB 1<sup>st</sup> Submittal)





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## Overview

### The Request

This request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current **S-R DO** allows for a density of 23 DU/Ac and a height of 26 feet.

The current **D/OR-2 DO** allows for a density of 50Du/Ac and a height of 66 feet.

The current zoning would allow for the proposed density of the project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

The existing site contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.

The current owner, Clayton Companies ([claytoncompanies.com](http://claytoncompanies.com)) is planning to re-develop the site into a high-quality boutique apartment building, as per the attached plans. The Clayton Companies, headed by Tom Frenkel, has developed or redeveloped numerous high-quality projects throughout Scottsdale over the last 3 decades. Notable residential developments include **The Tom/Scot** ([thetomscot.com](http://thetomscot.com)), and **77 on the Park** ([77onthepark.com](http://77onthepark.com)), in Scottsdale, both of which were also designed by K&I Homes, and proven to be very successful projects.

The Clayton Companies goals are to build long-term relationships with both their tenants and the community. They look beyond short-term gains, and design and build for a long-term hold, retaining ownership of their buildings for decades. Consequently, this proposed project includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size (1 Bedroom units averaging 870 SF, and 2 Bedroom units averaging 1,370 SF), separate laundry and powder rooms, large 8' deep balconies (average size 190 SF – more than three times that required by ordinance). In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size. Experience has shown that this leads to longer-term leases and very low turnover rates, where residents get to know each other, form long term relationships and create a truly comfortable and secure sense of community.

This proposed project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.



### The Context

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density.

To the East is the Scottsdale Public Library and Civic Center Mall.

To the North are several older office and residential properties, separated by the existing alley.

To the West is a newly redeveloped residential office

To the South is The Clayton House, a special events venue recently completed by the same developer, and cited in the Old Town Scottsdale Character Area Plan for high quality design through adaptive reuse.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for multi-family residential rental units in the area.

The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. It will promote an integrated, sustainable character for the area with a strong live, work and play component.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

### The Design

The Building Style can be considered as Modern or Contemporary with a Mid-Century Modern twist. It is a timeless design characterized by straight edges and smooth rectilinear forms in a balanced composition that expresses the form and functionality of its components.

The building has a demanding, yet sophisticated street-presence that will provide a unique and attractive streetscape. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors.

The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to existing adjacent properties.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

### The Open Space / Landscaping

The proposed project promotes the value of usable open space on several levels and creates a walkable community with connectivity to the surrounding land uses. While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space, including a boutique hotel like pool/amenity area along the 75<sup>th</sup> Street frontage, creating a gathering place that fosters social interaction among residents. While a safety/security fencing is needed around the pool area, it is visually open to the street. A large activity deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. In addition to that all of the units fronting the streets have continuous 8' deep balconies along the entire unit. Averaging 2-300 SF,



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these balconies become outdoor living extensions of the units, rather than just a required ordinance appendix. They are sure to be frequently utilized by residents, supporting leisure and high quality of life.

While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor.

The landscaping for the development will be in conformance with city standards and approved palette. Low-water use indigenous plants and trees will be used throughout the project. Turf areas for active and passive recreational use will utilize artificial turf material to conserve water use.

Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### The Environment

The design will respect and enhance the unique climate through the use of solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors.

The interior parking garage eliminates all asphalt from the site, significantly reducing the typical heat-island effect.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features.

### The Pedestrian

The site is ideally located within close proximity (walking distance) to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment.

The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses. This promotes reduced vehicular trip generation, and a sustainable, walkable community.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.

### The Parking

There is no Parking Lot. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

There will be no vehicular access drives from either street. Existing driveway along 75<sup>th</sup> Street is being removed, and two additional on street parking spaces added instead.



## Scottsdale General Plan 2001

The Scottsdale General Plan designates the property as 'Mixed-Use Neighborhoods'

**MIXED-USE NEIGHBORHOODS:** Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. 75on2nd is a higher density residential project that provides complimentary office use for the residents.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the General Plan.

### CHARACTER AND DESIGN

**Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.**

- Respond to regional and citywide contexts with new and revitalized development in terms of:
  - Scottsdale as a southwestern desert community.
  - Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
  - Relationships to surrounding land forms, land uses and transportation corridors.
  - Contributions to city wide linkages of open space and activity zones.
  - Consistently high community quality expectations.
  - Physical scale relating to the human perception at different points of experience.
  - Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
  - Visual and accessibility connections and separations.
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for high quality multi-family residential rental units in the area.

The site is ideally located in close walking distance to a variety of civic, cultural, sports, entertainment, and services related activities and businesses, as well as two of Scottsdale's largest employers (Honor Health and City of Scottsdale). Bus and trolley services are also available in short walking distance. 75<sup>th</sup> and 2<sup>nd</sup> Street provides connectivity to and from Old Town Public Spaces for pedestrians and bicyclists alike. The site is also very close to two major arterials (Scottsdale Rd and Indian School), as well as the Loop 101, providing easy regional access.

The design will respect and enhance the unique character of Scottsdale, with high quality context appropriate design. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.



**Goal 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. Refer to discussion on Scottsdale's Sensitive Design Principles in Section V below.

**Goal 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space.

The landscape palette has been selected to compliment the adjacent area by continuing the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

Native & low water use plants have been chosen to provide a large variety of texture and form. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

**Goal 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.
- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.
- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.



## **LAND USE**

**Goal 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

This boutique apartment project will include 39 rental units, with a mix of One- and Two-Bedroom units of varying sizes, providing an attractive new housing option for the community.

**Goal 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

The Site is located within close proximity (walking distance) to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property.

**Goal 6. Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

The location of the property provides connectivity to the established retail, restaurant, services and huge employment base in the nearby area. 75on2nd will promote an integrated, sustainable character for the area with a strong live, work and play component. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

**Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips and support alternative modes of mobility.

72on2nd incorporates a range of residential uses within a mixed-use neighborhood. The compact, high-quality infill redevelopment will invigorate the area, while being respectful to surrounding neighbors. The close proximity to a great variety of commercial, retail and service activities within the area encourages residents to walk and bike, reducing unnecessary automobile trips.



## **ECONOMIC VITALITY**

### **Goal 7. Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and revitalization efforts.**

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

The existing underutilized site contains three small office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development. In addition to providing a much more effective and appropriate use for the area, 75on2nd will be a huge visual improvement that will continue to revitalize.

## **HOUSING**

### **Goal 4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Encourage housing linked/connected to the city's mobility system.

The site is located in close proximity to a huge employment base that includes two of Scottsdale's largest employers, the City of Scottsdale, and HonorHealth. Public bus and trolley service are available within a short walking distance. The site is also just a short distance from several major arterials and the Loop 101, a regional access way.

## **NEIGHBORHOODS**

### **Goal 1. Enhance and protect diverse neighborhoods so they are safe and well maintained.**

- Provide for a range of housing opportunities.

75on2nd includes 39 rental units of varying sizes in a boutique environment, providing unique new housing option for the community.

### **Goal 3. Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

- Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.

75on2nd is a redevelopment of an under-utilized blighted parcel in a prime downtown location. The scale and quality of the proposed project will be a huge visual improvement and help to revitalize the area. 75on2nd provides for high quality rental housing, and includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size, separate laundry/powder rooms, and large 8' deep balconies. In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size.



**Goal 5. Promote and encourage context-appropriate new development in established areas of the community.**

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. Massing and height are sensitive to adjacent properties. Color and materials have also been carefully selected to complement the existing context.

**GROWTH AREAS**

**Goal 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.**

- Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.

The property is located in an established area with all major infrastructure already in place than can easily support a higher concentration of residential uses. The property is also close to many multi-modal transportation networks, including arterials, freeways, bus and trolley routes.

**COMMUNITY MOBILITY**

**Goal 8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

- Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

75on2nd is ideally located within close proximity to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment with a strong live, work and play component. The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.



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## **Old Town Scottsdale Character Area Plan**

The Old Town Scottsdale Plan establishes the vision for Old Town Scottsdale.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Character Area Plan.

### **LAND USE**

#### **GOAL LU 3**

CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE.

##### **Policy LU 3.2**

Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.

This project is located in The Downtown Civic Center District and Designated as a Type 2 Development Type.

#### **GOAL LU 5**

PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

##### **Policy LU 5.1**

Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes, and live/work units.

##### **Policy LU 5.2**

Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

72on2nd is a unique, high quality boutique apartment project on a small infill site.

#### **GOAL LU 6**

ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

##### **Policy LU 6.1**

Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts. For development in peripheral areas such as the Garden District, the Scottsdale Arts District and portions of the Fifth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mix of uses with active frontages, encourage features that create visual interest at the pedestrian level.

The project location does not support extended ground floor mixed-uses and related street activities. Instead, the street side perimeter incorporates outdoor patios, decks and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction and creates visual interest at the pedestrian level.



## **CHARACTER & DESIGN**

### **GOAL CD 1**

**STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.**

#### **Policy CD 1.1**

*Incorporate the distinctive qualities and character of the surrounding, and/or evolving district context into building and site design.*

#### **Policy CD 1.2**

Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or are in transition.

#### **Policy CD 1.5**

Maintain the pedestrian oriented small town character and human scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level in all downtown districts.

This area of downtown east of 75<sup>th</sup> Street is in the early phases of redevelopment and revitalization, transitioning from older low scale/density office residential to the newer designated Type 2 development area. While being considerate of the existing context and adjacent buildings, 75on2nd will continue to establish the architectural character for the area started by recent redevelopment projects, while also creating a unique identity.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Sculptural site walls that also serve as bench seating are provided along both streets. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### **GOAL CD 3**

**OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.**

#### **Policy CD 3.1**

Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

#### **Policy CD 3.2**

Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought tolerant landscape features to create passively cooler temperatures.

#### **Policy CD 3.3**

Pursue building and development strategies that reduce the heat island effect within downtown.

#### **Policy CD 3.4**

Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.



75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. In addition, asphalt and parking lots have been eliminated from the site and placed inside the building, reducing the heat island effect.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

A small water feature is incorporated into the pool area, close to the street where it can be heard by pedestrians passing by.

#### **GOAL CD 4**

**CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.**

##### **Policy CD 4.1**

Encourage urban and architectural design that is human scale and provides pedestrian comfort.

##### **Policy CD 4.3**

Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, shade, trees, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands.

The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns. While adjacent streets are smaller local streets, they are important pedestrian passageways through the area. The 2<sup>nd</sup> street sidewalk was recently redone and widened along with new on-street parking. This project enhances those improvements by removing the existing driveway and adding additional on-street parking. The narrow sidewalk along 75<sup>th</sup> street will be removed, and a wider sidewalk installed detached from the curb. Both streets will get large shade trees and integrated pedestrian seating areas.

#### **GOAL CD 5**

**ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, WALKABLE, AND COMFORTABLE TO ALL.**

##### **Policy CD 5.2**

Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

##### **Policy CD 5.3**

Provide a variety of public realm and open space areas that accommodate multiple activities and special events for downtown residents, visitors and workers of all ages.

The proposed sidewalk and landscape improvements along both street frontages, as discussed above (Goal CD4) and below (Goal CD6) will significantly contribute to this goal.

Open space activity areas for residents and their guests are provided along the 2<sup>nd</sup> Street frontage, where there are visible and interactive with the public realm.



## **GOAL CD 6**

### **CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.**

#### **Policy CD 6.1**

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

#### **Policy CD 6.2**

Connect downtown street spaces with other pedestrian spaces and linkages.

#### **Policy CD 6.3**

Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of consistent landscape improvements, street tree themes, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Building setbacks along the street frontage are guided by the Downtown Ordinance, and consistent with surrounding properties, new and old.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. This is consistent with the recent sidewalk improvements along Main Street Place to the North. Landscaping and hardscape improvements along both streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street,

## **GOAL CD 7**

### **INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.**

#### **Policy CD 7.1**

Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

#### **Policy CD 7.2**

Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plant materials should take into account attributes such as scale, density, placement, arrangement, and maintenance requirements.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas. They also promote a sustainable desert oasis planting theme to match the surrounding character.

The native plant palette selected promotes a more natural landscape requiring minimal maintenance requirements to keep the landscape more natural & healthy.

## **GOAL CD 8**

### **INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.**

#### **Policy CD 8.1**

Achieve a balance between ambient light levels and designated lighting needs to ensure safe lighting levels while reducing light pollution and glare.

#### **Policy CD 8.2**

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces.



**Policy CD 8.3**

Use lighting to provide a safe and inviting nighttime environment for residents, businesses, visitors, and nighttime special events and activities.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

**GOAL CD 9**

IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

**Policy CD 9.2**

Incorporate the *Scottsdale Sensitive Design Principles* and the *Old Town Urban Design and Architectural Guidelines* in all development.

**Policy CD 9.3**

Achieve high quality urban and architectural design through the development review process.

75on2nd incorporates many of the Sensitive Design Principals and Urban Design Guidelines as detailed in Section IV and V of this application.

Concurrent with this Re-Zoning we are requesting Development Review Board Approval of the proposed project. Refer to discussion under Development Review Board Criteria in Sec. VI below.

**GOAL CD 10**

INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

**Policy CD 10.2**

Incorporate sustainable planning, design and building techniques into downtown development and use durable indigenous materials that will endure over time, to minimize environmental and maintenance impacts.

**Policy CD 10.3**

Encourage green building and biophilic design strategies such as building orientation, passive solar and cooling techniques, natural daylighting, and the integration of regional plant materials as part of downtown development.

**Policy CD 10.4**

Promote the use of energy efficient systems, construction methods, and renewable energy sources in downtown development.

**Policy CD 10.6**

Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources.

**Policy CD 10.8**

Develop and maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown. Encourage the use of shared waste containers and compactors among businesses to reduce the number of containers in downtown and their negative aesthetic, olfactive and circulation impacts.

75on2nd incorporates sustainable planning and design through the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco,



75on2nd incorporates green building strategies through the use of building orientation, solar shading, landscaping, recessed and covered balconies, and large overhangs. The development anticipates achieving a high level of sustainability, incorporating highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances.

75on2nd is located on an underutilized site in a prime location with all utility and transportation infrastructure in place. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale.

Solid waste collection is provided with shared containers located out of sight off the existing alley.

#### **GOAL CD 11**

**INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY.**

##### **Policy CD 11.2**

Develop Infrastructure Improvements that positively impact the aesthetic and mobility aspects of the pedestrian environment.

##### **Policy CD 11.3**

Underground overhead utilities, when physically and economically feasible, to reduce the negative visual impacts in the downtown.

##### **Policy CD 11.4**

Minimize the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way.

A driveway currently serving the existing office building from 2nd street will be removed and replaced with a new sidewalk segment, associated landscape improvements and on street parallel parking, improving the sidewalk aesthetic and pedestrian experience along the street.

Any existing overhead utilities services within the property ROW will be removed and all new utility services will be placed underground. All new power and communication equipment will be located off the existing alley, out of public view.

#### **ECONOMIC VITALITY**

#### **GOAL EV 2**

**PROMOTE PRIVATE INVESTMENT IN, AND ATTRACT NEW DEVELOPMENT TO, OLD TOWN.**

##### **Policy EV 2.1**

Encourage investment in residential and commercial development that ensures Old Town's economic competitiveness regionally and nationally.

##### **Policy EV 2.2**

Promote a mix of daytime/nighttime activities year-round through residential and commercial development in Old Town.

##### **Policy EV 2.8**

Recognize that talent is a critical component of business location decisions and enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce.

75on2nd is a unique high-quality boutique apartment project that provides an attractive alternative to the typical large-scale apartment complex, that will attract young professionals to the area. New residents will support nearby services 24/7 and help energize the surrounding area.



## **Downtown Scottsdale – Urban Design & Architectural Guidelines**

The primary purpose of these Guidelines is to influence the general character of new projects so Downtown will preserve its present qualities as it develops.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Guidelines

### **A. SITE DEVELOPMENT**

#### **A1. RELATIONSHIP OF NEW TO EXISTING DEVELOPMENT**

- All development proposals should show evidence of coordination with the site plan, arrangement of building forms and landscape design and facade patterns of neighboring properties. New buildings must coexist with their neighbors. While a firm rule is not possible, every new proposal must demonstrate it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between new and old

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner building element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls.

#### **A4. PARKING FACILITIES**

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

All of the required parking will be provided in a ground level parking garage accessed from the existing alley. There is no driveway entrance from either street, and the parking garage is screened from the street by the residential amenity areas provided.

#### **A5. BUILDING EQUIPMENT AND SERVICES**

- Locate service and loading zones to minimize visibility from public streets.
- On Downtown building sites served by the alley system, locate all serve-delivery entrances, loading docks and refuse collection facilities in the alley area.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

#### **A8. THE CONTINUITY OF STREET SPACES**

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.

##### **Corner Buildings**

Corner buildings should make a strong tie to the building lines of each street.



The building is placed parallel to both streets and located at the minimum or prevailing setback in conformance with the Scottsdale Zoning Ordinance for Downtown. A strong corner element is provided emphasizing the main building entry and ground floor office use.

#### **A9. THE BUILDING SETBACK ZONE**

- The building setback zone should be developed as a "patio" landscape designed primarily for pedestrian activity and enjoyment.
- The planting plan along street edges should be linear and rhythmic with occasional contrasts and accents.
- Trees scaled and located to create shade for pedestrians and for appreciation by passing motorists.

The building setback zone incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. Landscaping along both streets will continue the linear and rhythmic theme established by The Clayton House across the street to the South. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

### **B. BUILDING FORM**

#### **B1. REDUCTION OF APPARENT SIZE AND BULK**

Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components. Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

#### **B2. COMPOSITION OF RECESSES AND PROJECTIONS**

Recesses and projections are encouraged to divide horizontal planes of the building into smaller-scale elements and to produce strong areas of shade and shadow.

- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of the building. Recessed courtyard to divide building mass into smaller parts
- Recessed balconies, porches and loggias create a sense of depth in the building wall, contrasting surfaces exposed to the sun with those in the shadow. The strong, alternating light and dark pattern is a distinctive quality of regional architecture in the Southwest.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and verandas.

The center 4 story portion of the building is recessed to provide for the outdoor pool amenity area. Large balconies are both recessed and extruded from the building mass, creating an interplay of light and shadow, that is further enhanced by change in color and materials. The stair towers anchor the building components and break up the overall mass by forming a strong vertical element, in an otherwise horizontal composition.



## **C. ARCHITECTURAL CHARACTER**

### **C1. PROPORTION AND SCALE**

- Building proportions with horizontal emphasis are generally desired.
- It is desirable that the spacing of elements in facades be varied rather than repetitive. Avoid repetitive proportions. Varied proportions encouraged.

The large balconies create a horizontal emphasis to the building proportions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components of varied proportions.

### **C2. BUILDING MATERIALS**

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.

### **C3. COLOR AND TEXTURE**

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Color and materials have been carefully selected to complement the architectural design and the existing context. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls.

### **C3. ARCHITECTURAL DETAIL - BALCONIES**

Balconies provide space for outdoor activity and are often helpful to give scale to a building wall. They provide an element of human size which can effectively contrast with the solid, massive character of a wall.

Large deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units, that are sure to be frequently utilized by residents.

## **D. LANDSCAPE CHARACTER**

### **D1. STREETS**

- Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.
- A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

The landscaping for the development will be in conformance with city standards and approved palette. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.



## **Scottsdale's Sensitive Design Principles**

The proposed development will embrace and implement the following Sensitive Design Principles, that improve and reinforce the quality of design in the community:

- 1. The design character of any area should be enhanced and strengthened by new development.**

The design compliments and significantly enhances the existing urban fabric of the surrounding area. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

- 5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.**

The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. The proposed development will promote an integrated, sustainable character for the area with a strong live, work and play component.

- 6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

The site is located within close proximity to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property. The design encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.

- 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

The design provides elements that cater to the pedestrian through the use of building character, connectivity, landscaping, hardscape, and lighting. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.

- 8. Buildings should be designed with a logical hierarchy of masses:**

- To control the visual impact of a building's height and size**

The building mass is designed with a hierarchy of one-, three- and four-story building components. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor

- 9. The design of the built environment should respond to the desert environment:**

- Interior spaces should be extended into the outdoors both physically and visually when appropriate**

Large and deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units.



- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.

Color and materials have been carefully selected to complement the architectural design and the existing context, using a variety of materials and textures. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls. By principal the design is void of all arbitrary applied ornamentation, striving towards simplicity, honesty and clarity of form and beauty. Protruding shadow blocks are used to create sculptural patterns that add visual interest at the pedestrian level.

**10. Developments should strive to incorporate sustainable and healthy building practices and products.**

The development anticipates achieving a high level of sustainability, utilizing recognized green building features. The building and unit design will incorporate highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances.

Sustainable building practices include the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco.

**13. The extent and quality of lighting should be integrally designed as part of the built environment.**

Exterior lighting has been carefully integrated into the architecture, providing ambiance, identity and safety to residents and visitors alike.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

**14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The main project identification signs compliment and are an integral part of the architectural design.



## **Development Review Board Criteria**

### **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

### **Scottsdale General Plan**

The proposed development will comply with the 2001 General Plan as previously outlined in Section II.

### **Old Town Scottsdale Character Area Plan**

The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III.

### **Scottsdale Zoning Ordinance**

The proposed development will comply with the development standards of the D/MU-2 zoning designation.

### **Scottsdale Design Standards and Policies Manual**

The proposed development will comply with all relevant sections of the Scottsdale Design Standards and Policies Manual

### **Downtown Plan Urban Design & Architectural Guidelines**

The proposed development will comply with the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

### **Scottsdale Sensitive Design Principals**

The proposed development will comply with the Scottsdale Sensitive Design Principals as previously outlined in Section V.

### **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls

- Avoids excessive variety and monotonous repetition;

By principal of design, the building is void of all arbitrary ornamentation, striving for simplicity of style and honest expression of materials and building functions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components, forming a balanced composition that expresses the form and functionality of its components. The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns.



• Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;  
The proposed development will comply with the Scottsdale Sensitive Design Principles as previously outlined in Section V.

#### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

All of the required parking will be provided in a ground level parking garage accessed only from the existing alley. There is no driveway entrance from either street, providing a safe contiguous sidewalk along the entire street frontage.

#### **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

#### **Downtown Area**

If the development proposal is within the Downtown Area, explain how the proposed development:

• Demonstrates conformance with the Downtown Plan Urban Design & Architectural Guidelines;  
The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III, as well as the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

• Incorporates urban and architectural design that address human scale and incorporates a pedestrian-oriented environment at the street level;

The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. A large open deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Large trees provide shade along the public sidewalks, and built in site walls serve as seating areas.

• Reflects contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

• Reflects the design features and materials of the urban neighborhoods in which the development is located; and

• Integrates building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. As previously described, the building mass, height, materials and colors have been carefully selected to complement the existing context, as well as to provide a unique identity for the project.



## Conclusion

In summary, this request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current zoning would allow for the proposed density of the proposed project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

This proposed project will include 39 living units, in a 3 and 4 story building with associated amenity areas included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

The proposed development achieves a wide range of goals including revitalizing an underutilized property, integrating high-quality, high-design, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding land uses, and contribute to the live/work/play land use balance promoted by the Old Town Scottsdale Character Area Plan.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

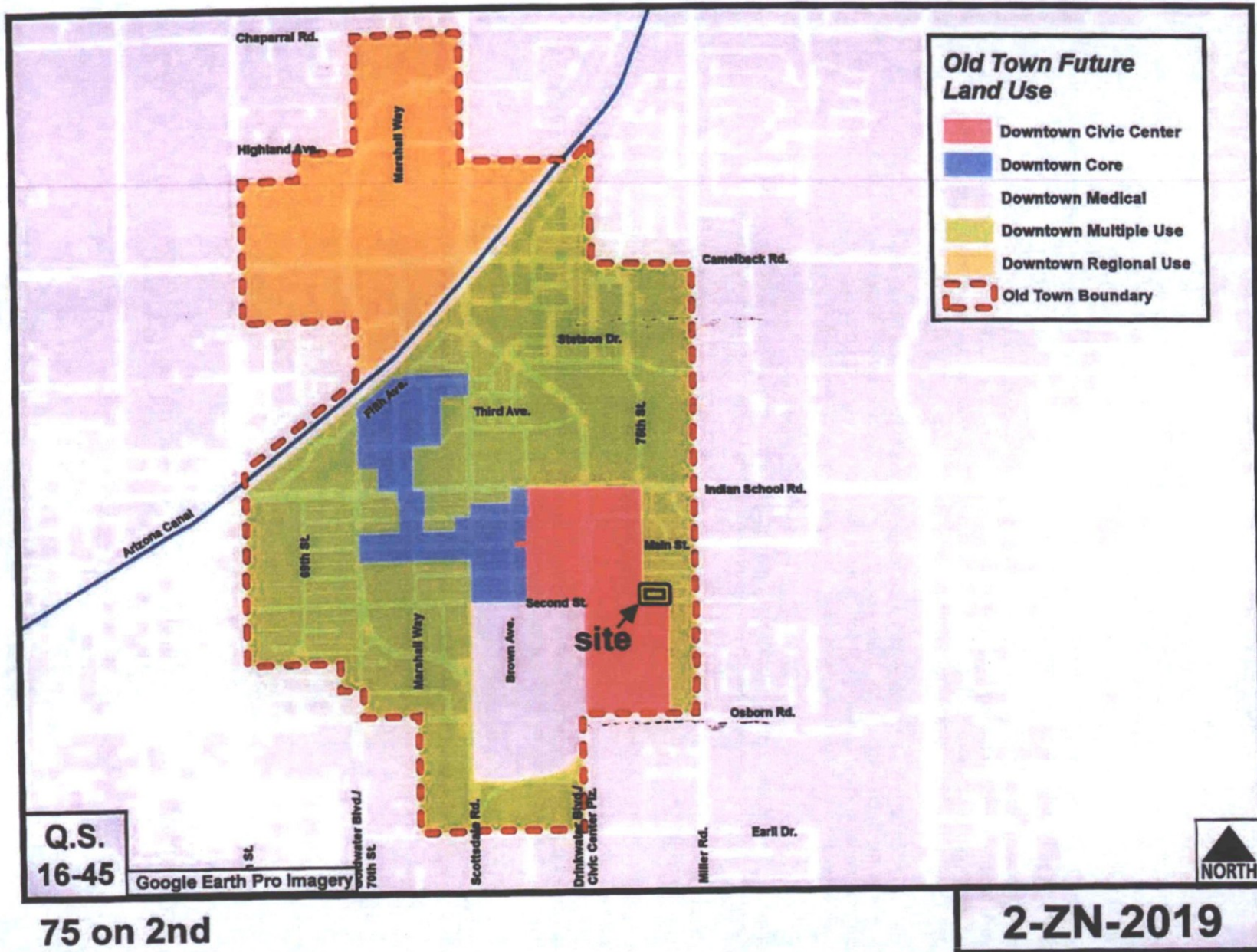
The surrounding restaurant, retail, service, and employment core will benefit from this development, and provide an attraction for future residents.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.

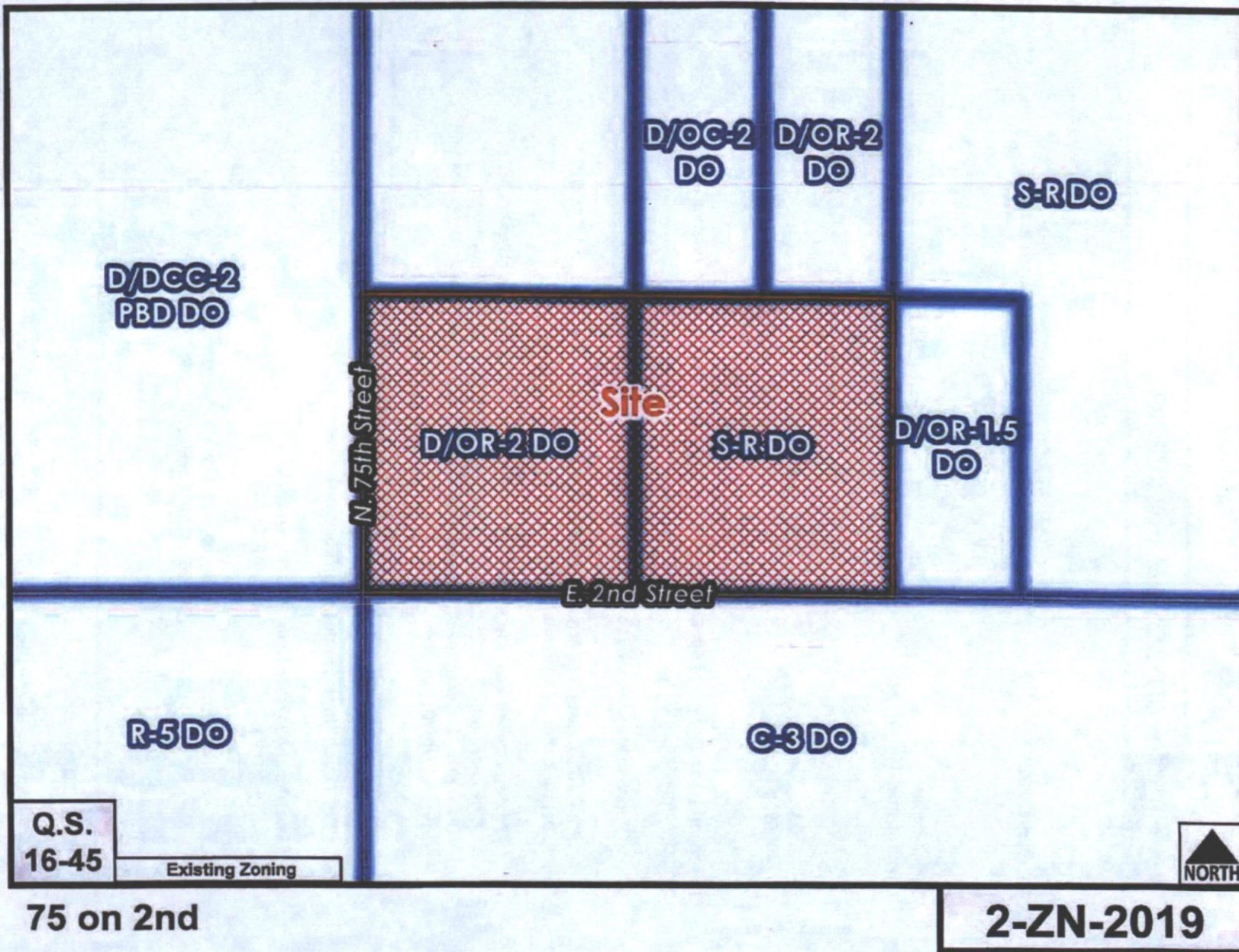
The development team is committed to delivering a sustainable development that will enrich and revitalize the character and success of the surrounding area and of the City of Scottsdale in general.

This application includes a range of exhibit including the site plan, elevations, perspective views, and landscape plans that demonstrate the character and high-level of design proposed for this site.











25-DR-2019  
5/13/2019



K&I Homes, LLC

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CITIZEN REVIEW REPORT

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February 6, 2019

via email: bcluff@scottsdaleaz.gov

Bryan Cluff  
Senior Planner  
City of Scottsdale

RE: 75 on 2nd  
690-PA-208

This report is to notify you of our Citizen Review efforts in regard to the above referenced project, completed to date.

A. Details of Methods used to involve the public are included as attachments.

The Scottsdale Unified School District was notified via registered mail on 1/14/2019. Determination of Adequate Facilities was received back on 1/24/2019.

Property owners and HOA's within a 750' radius of the site, as well as other Interested Party were notified via 1<sup>st</sup> class letter mailed 1/24/2019. Said letter contained a discrepancy between the day & date of the meeting, so a 2<sup>nd</sup> notification letter was sent out on 1/26/2019 to clarify.

No Inquires have been received to date via phone or email from anyone notified.

The 'Project Under Consideration' sign was posted on 1/22/2019

Neighborhood Open House Meeting was held:

Date: Tuesday, February 5, 2019  
Time: 5 PM  
Location: The Clayton on the Park  
7343 E Scottsdale Mall, Scottsdale AZ 85251

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K&I Homes, LLC 6125 E. Indian School Rd. #2005 Scottsdale, AZ 85251

602-505-2525



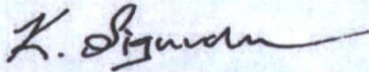
- B. A summary of comments, issues, concerns and problems expressed by citizens during the process:

Prior to the Open House Meeting no inquiries were received via phone and/or email

4 people showed up to our Open House Meeting (see sign-in sheet attached) Immediate neighbors, and/or property owners within the area. We provided an overview of the project and then opened up for questions and discussion – brief discussion followed of general nature. No real concerns or issues came up, and all attending praised the project for good design.

No further comments or inquiries have been received since the open house meeting.

Sincerely,



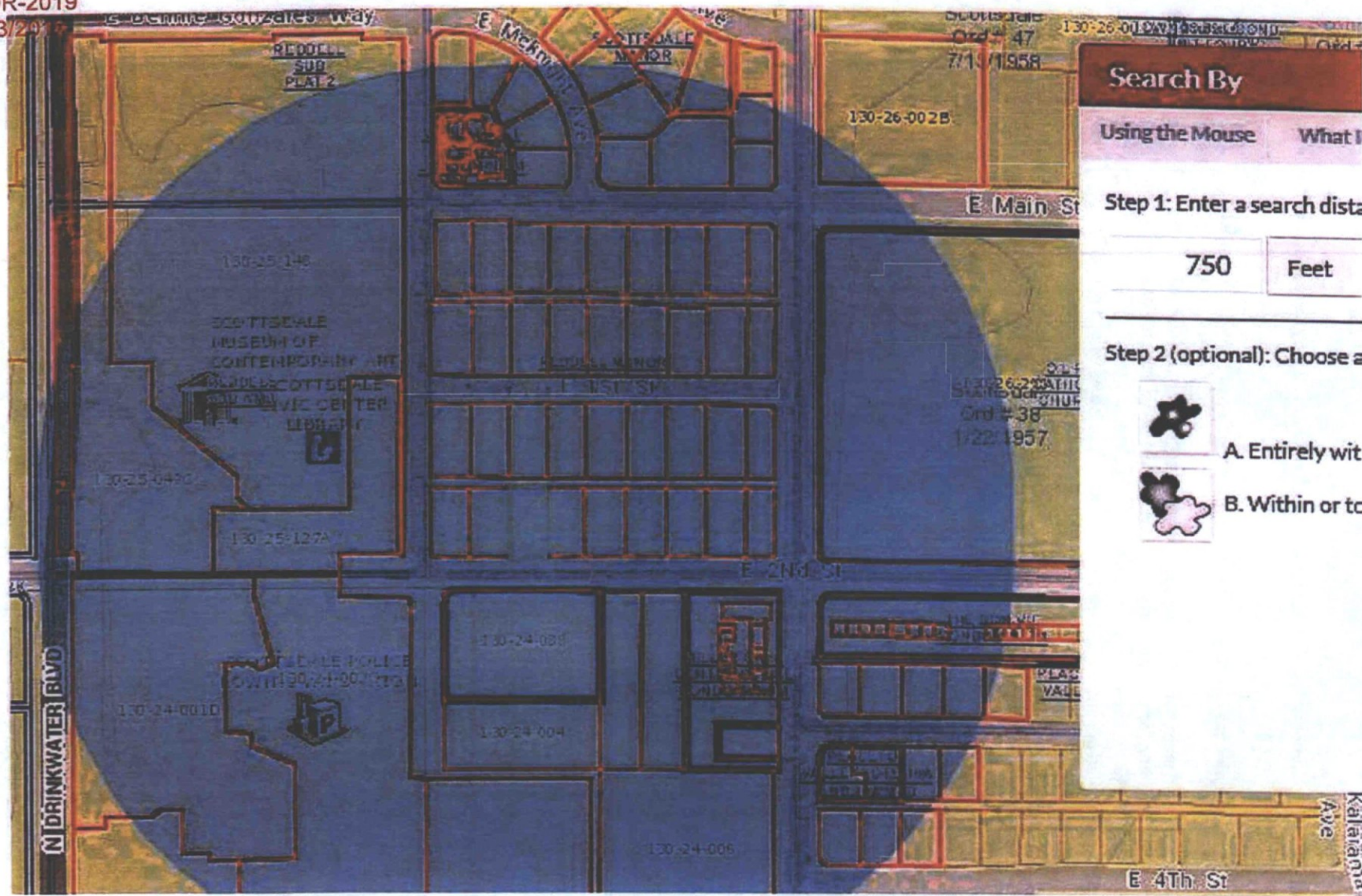
Kristjan Sigurdsson, Principal  
K&I Homes, LLC

- Attachments: - School District Determination of Adequate Facilities  
- Parcel Map showing where notified neighbors are located  
- Mailing List of contacted parties, including neighbors and property owners, HOA's and 'Other Interested Parties'  
- Copy of Notification Letter  
- Open House Sign In Sheet  
- Affidavit of Posting



25-DR-2019

5/13/2019



Notification Map - Parcels/Property Owners within 750' Radius



# School District

## Determination of Adequate Facilities



City of Scottsdale Project Number: 690 -PA- 2018

Project name: 75 on 2nd

Project Location NEC of 75th St & 2nd St - 85251

Applicant Name: Kristjan Sigurdsson

Phone: 602-505-2525

Applicant E-mail: kristjans@kandihomes.com

Fax: \_\_\_\_\_

School District: Scottsdale Unified

I, Kristjan Sigurdsson hereby certify that the following determination has been made in regards to the referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, Kristjan Sigurdsson, hereby request a thirty (30) day extension of the original discussion and response time.

Kristjan Sigurdsson CFO  
Superintendent or Designee

1/24/19  
Date

### Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



25-DR-2019  
5/13/2019



K & I Homes, LLC

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NOTIFICATION LETTER

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Date: January 21, 2019 **Resent January 26, 2019**

To: *Property Owner, Neighborhood HOA, or other Interested Party*

RE: Notification of Project Under Consideration **Please note correction below**  
75 on 2nd **for meeting date**

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer 'The Clayton-Companies', will be filing an application to re-zone four parcels of land, totaling approximately 0.80 Acres, located on the NEC of 75<sup>th</sup> Street & 2<sup>nd</sup> Street. The application is scheduled to be filed on or before February 15, 2019. Shortly thereafter we will be filing an application to the Development Review Board, to request Design Review approval of the same project. This letter will serve as notification of both applications.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning / DRB request. The meeting will be held on **Tuesday, February 5th, 2019**, at 5 PM at 'The Clayton Companies Office, 7340 E. Main Street, Suite 200, Scottsdale, AZ 85251.

Attached is a copy of the Future Land Use Plan, Existing and Proposed Zoning Exhibit, proposed Site Plan, as well as overall 3D perspective Views of the project. The following describes our request:

**Existing use:** The existing site is zoned D/OR-2 DO (Downtown/Office Residential – Type 2 Downtown Overlay) and S-R DO (Service Residential Downtown Overlay), and contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.

**Proposed change:** The proposed D/DMU-2 DO (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) is for a Boutique Residential Apartment project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 870-1370 SF. All of the parking will be provided in a ground level parking garage accessed from the existing alley.



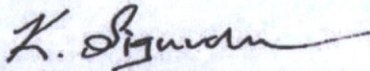
25-DR-2019  
5/13/2019

Please be advised that meetings and hearings before the City of Scottsdale Planning Commission and Design Review Board are planned to review this case. Specific meeting and hearing dates have not yet been set, but will be posted on site once determined, at least 20 days prior to each hearing date.

The City of Scottsdale Planner assigned to this case is Bryan Cluff, and you may contact him at 480-312-2258 or via email [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov). The City Case File number (Pre-Application number) is 690-PA-2018. Once officially submitted, the case file may be viewed on the city website <http://www.scottsdaleaz.gov/projects/projectsinprocess>

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-505-2525 or via email [kristjans@kandihomes.com](mailto:kristjans@kandihomes.com)

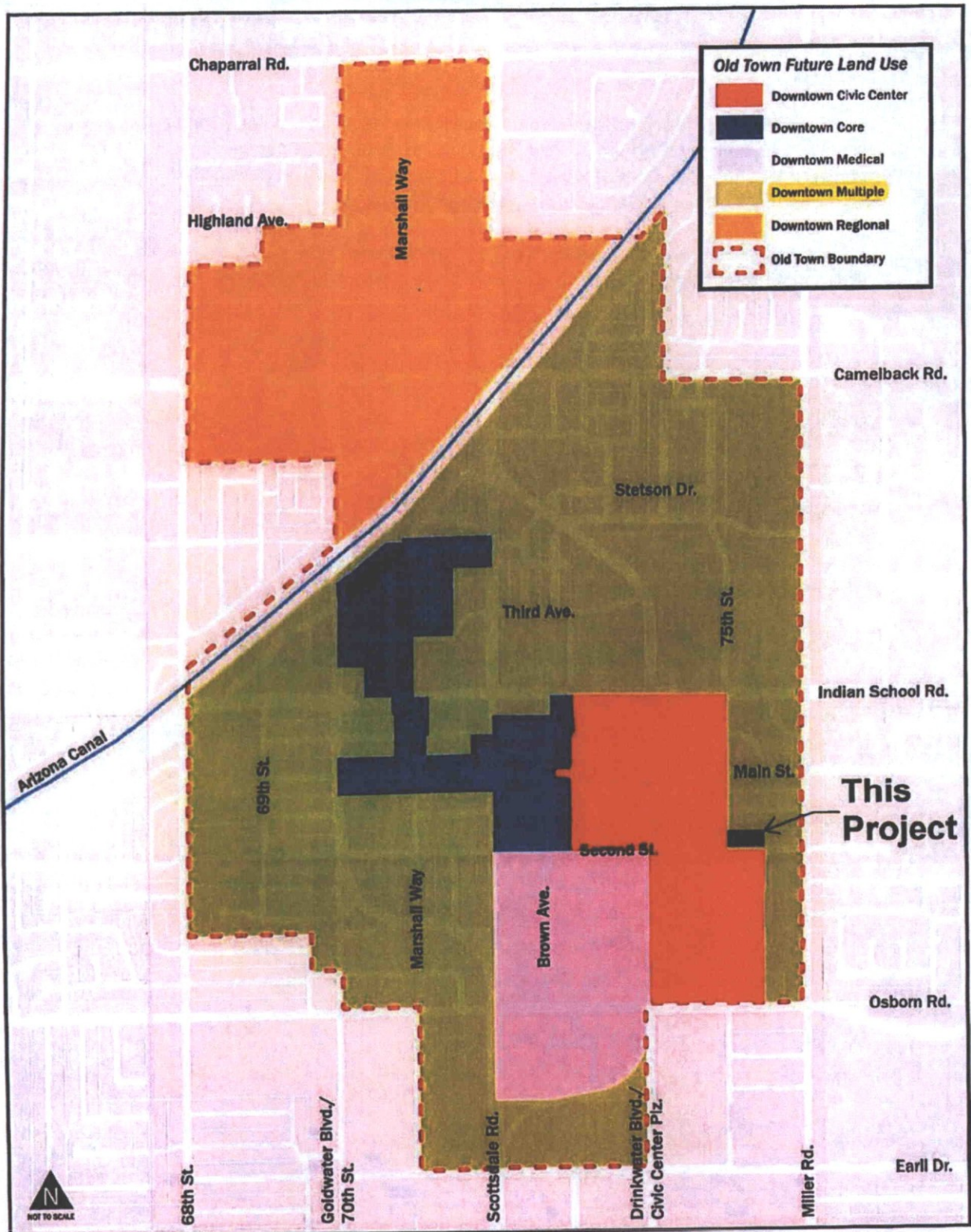
Sincerely,



Kristjan Sigurdsson, Principal  
K&I Homes, LLC

Attachments: General Plan Land Use Exhibit  
Current and Proposed Zoning Exhibit  
Proposed Site Plan  
3D Views of proposed building



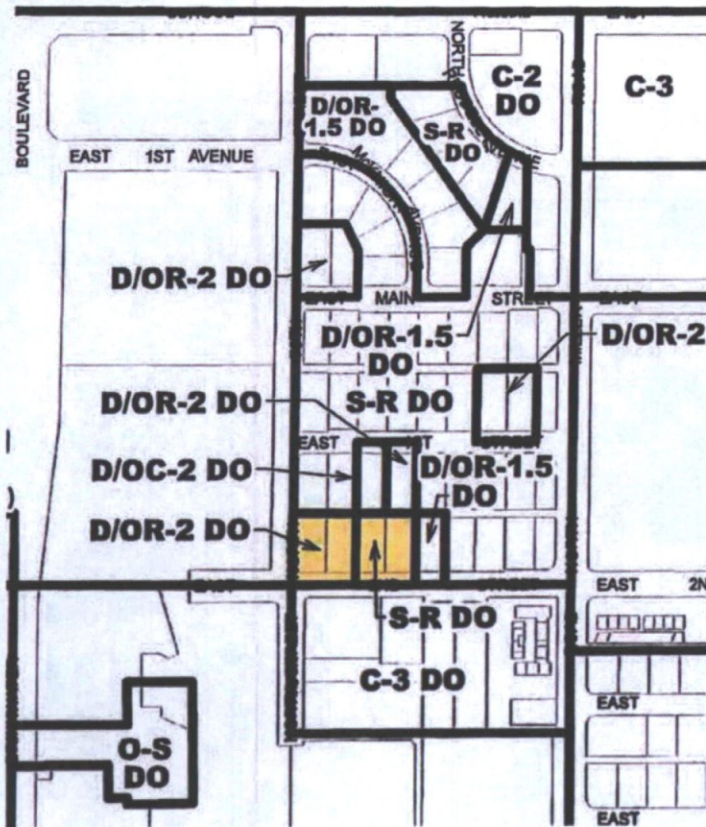


Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

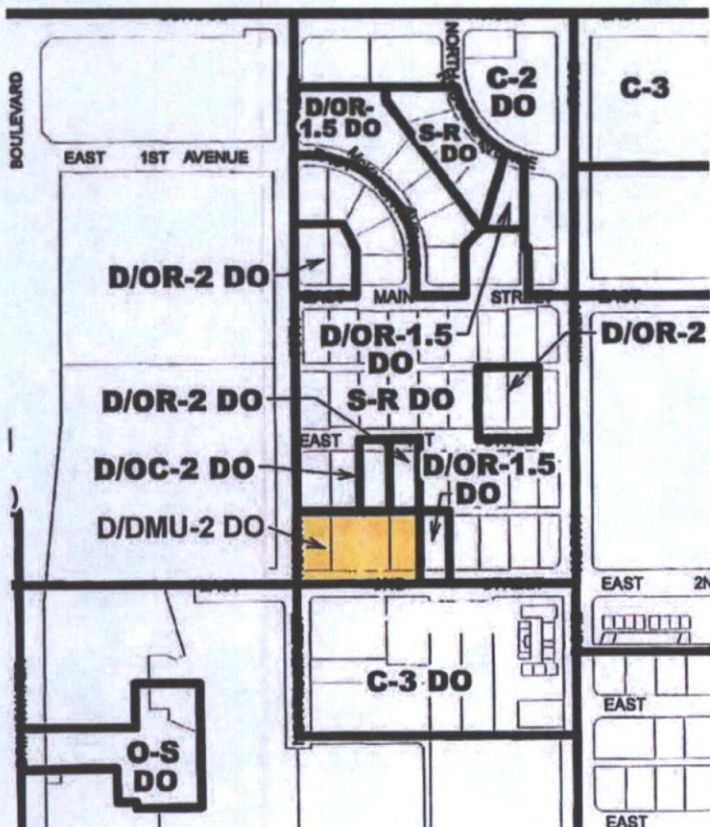
Map 2 - Old Town Future Land Use



25-DR-2019  
5/13/2019

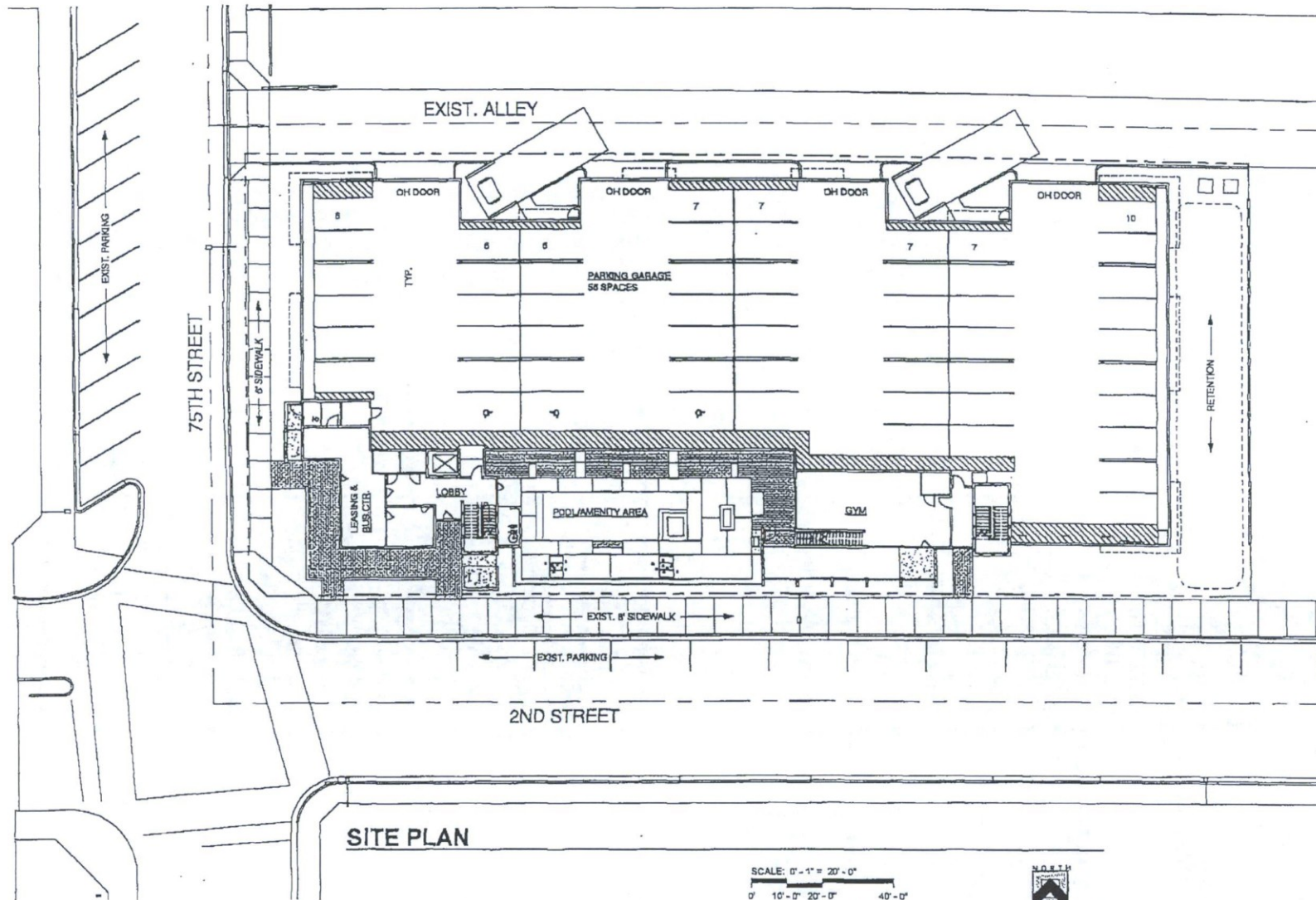


### Existing Zoning

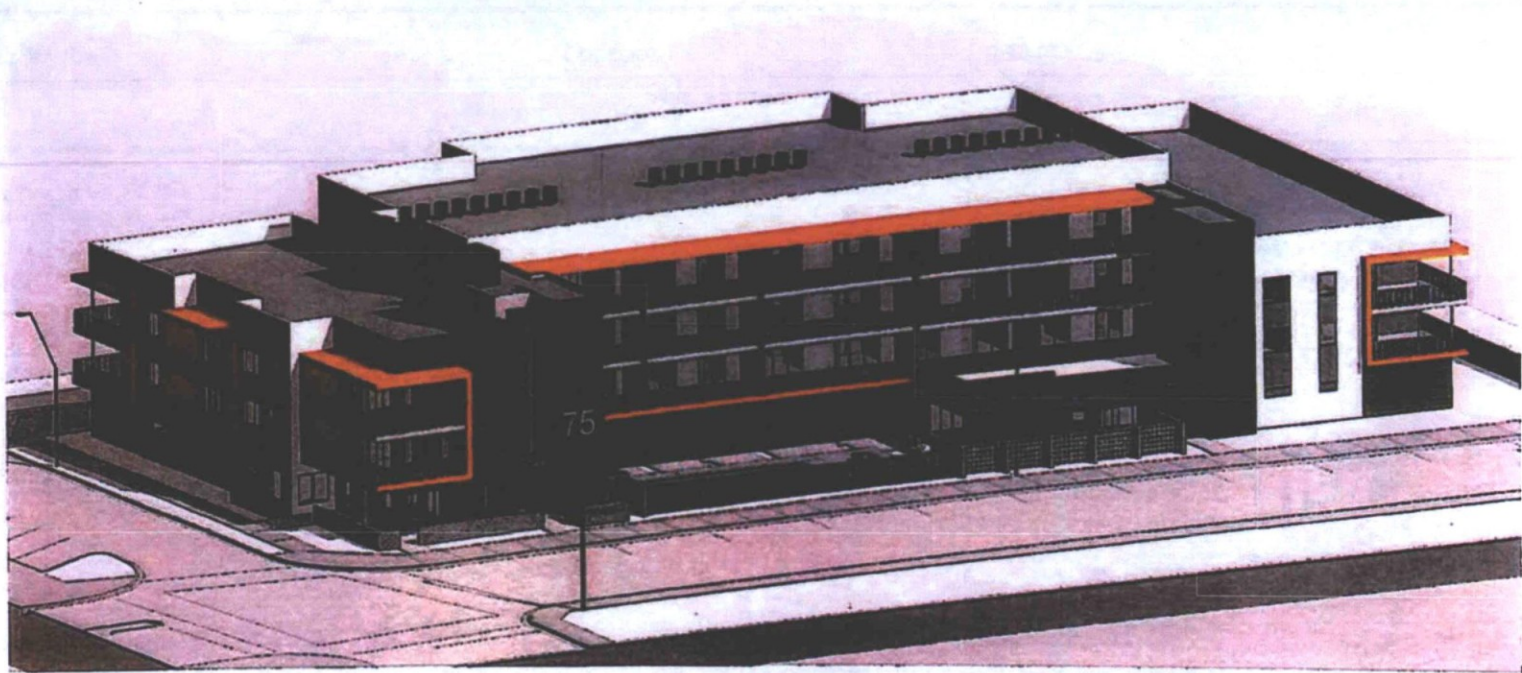


### Proposed Zoning









3D View - from SW



3D View - from NW





**75 on 2nd**  
**690-PA-2018**

## Open House Sign-In Sheet

Date: 2/5/2019

Location: 7340 E. Main St. #200

*This Sign-In Sheet is a Public Record*

Name <u>Sonnie Kirtley</u>		Business Name <u>LOGS</u>	
Address & Zip <u>ON record</u>		Phone <u>602 207 3886</u>	E-mail <u>LOGS@LOGSAR.net</u>
Name <u>Anne Bode</u>		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name <u>Louise Lamb</u>		Business Name _____	
Address & Zip <u>7608 E 4th St</u>		Phone <u>480-946-5658</u>	E-mail <u><del>lamb@lamb628.com</del> lamb628@gmail.com</u>
Name <u>MIKE HIGGINS</u>		Business Name _____	
Address & Zip <u>3666 N. MILLER ROAD #101</u>		Phone <u>602-702-7477</u>	E-mail <u>MIKE@HIGGINSARCH.COM</u>
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____
Name _____		Business Name _____	
Address & Zip _____		Phone _____	E-mail _____





## Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 690-PA-2018  
Project Name: Zone White 690-PA-2018  
Location: 7502 E. 2nd St., Scottsdale, AZ 85251  
Site Posting Date: 1/22/2019  
Applicant Name: Kristjan Sigurdsson  
Sign Company Name: Scottsdale Sign A Rama  
Phone Number: 480-994-4000

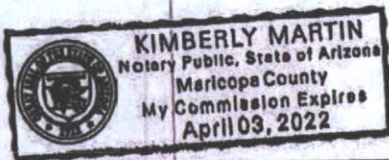
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

1-23-2019  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 23<sup>rd</sup> day of January 20 19



Kimberly Martin  
Notary Public  
My commission expires: 4/3/22

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Tuesday, February 6, 2019

Time: 5:00pm

Location: 7340 E Main St #200, Scottsdale, AZ 85251

Site Address: 7502 E 2nd Street, Scottsdale, AZ 85251

### Project Overview:

- Request: This request is for Rezoning and Development Review Board
- Description of Project & Proposed Use: 39 Unit Boutique Apartment building in a 3-4 story building
- Acreage: .080 Net and 1.09 Gross +/- Acres
- Site Zoning: Existing D/OR-2 DO & S-R DO Proposed D/DMU-2 DO

Applicants Contact: Kristijan Sigurdsson

Phone number: 602-505-2525

Email: kristijan@kandihomes.com

City Contacts: Bryan Cluff

Phone number: 480-312-2258

Email: bcluff@ScottsdaleAZ.gov

Pre-Application #: 690-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project information may be researched at: <http://development.scottsdaleaz.gov/development/PreApp/Search>

Posting Date: 1/22/2019

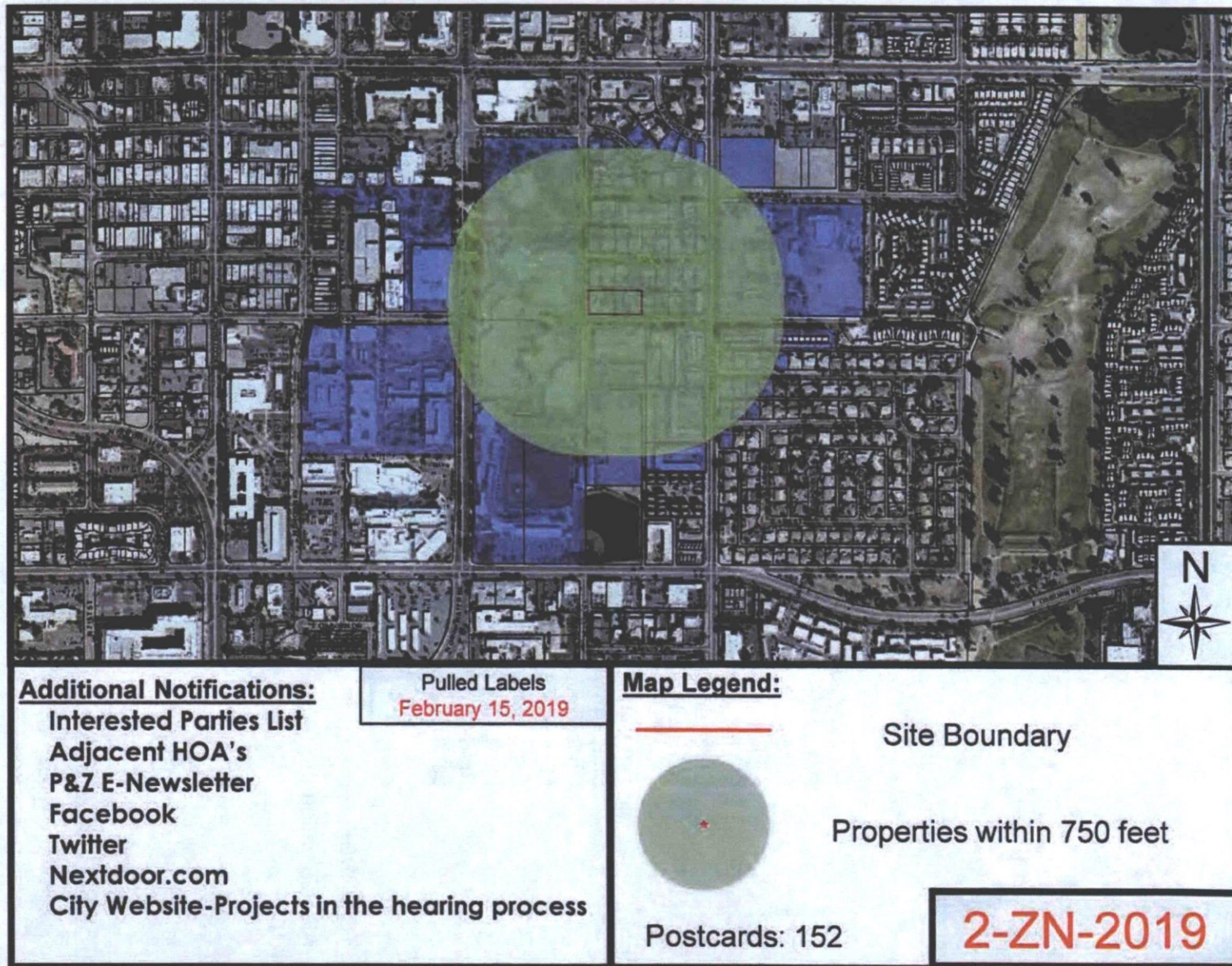
-Penalty for removing or defacing sign prior to date of last hearing.  
-Applicant responsible for sign removal.

01/22/2019 16:48



City Notifications – Mailing List Selection Map  
75 on 2nd

ATTACHMENT 7







**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, AUGUST 14, 2019**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakhri, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner: Left meeting at 5:45 pm  
Renee Higgs, Commissioner

**STAFF:** Tim Curtis  
Margaret Wilson  
Chris Zimmer  
Melissa Berry  
Greg Bloemberg  
Doris McClay  
Brad Carr  
Jeff Barnes  
Bryan Cluff

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of the June 26, 2019 Study Session Meeting Minutes as well as July 10, 2019 Planning Commission Regular Meeting Minutes, including Study Session.

\* Note: These are summary action minutes only. A complete copy available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) Commission"

**ATTACHMENT 8**



**Commissioner Kush moved to approve the June 26, 2019 study session meeting minutes as well as July 10, 2019 Planning Commission regular meeting minutes, including study session. 2<sup>nd</sup> by Vice Chair Smith,**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.**

## **CONSENT AGENDA**

**2. 2019 Planning Commission calendar**

**Request to modify the 2019 Planning Commission calendar to change the Planning Commission meeting from Wednesday, August 28th to Thursday, August 29th.**

- Item no. 2: approved 7-0; motion by Vice Chair Smith, 2nd by Commissioner Higgs.**
- Commissioner Serena left the meeting at 5:45 p.m.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.**

## **REGULAR AGENDA**

**3. 24-ZN-2018 (Winery Residences of Scottsdale)**

**Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1<sup>st</sup> Street. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Todd Trainor, 480-941-4222.**

**Move to make a recommendation to City Council for approval of 24-ZN-2018 by a vote of 6-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Higgs.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

**\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"**



## **REGULAR AGENDA**

4. 19-ZN-1987#5 (Black Rock Coffee Parcel Zoning Stipulation Amendment)  
Amending the zoning district map amendment stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N 116th Street. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Angie Grendahl, 602-313-8635.**

**Move to make a recommendation to city council for approval of 19-ZN-1987#5 by a vote of 5-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the amendment is consistent and conforms with the adopted general plan. 2<sup>nd</sup> by Vice Chair Smith with Commissioner Fakih recusing himself.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.**

5. 2-TA-2019 (Planned Airpark Core Development Text Amendment (Raintree redevelopment))  
Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' as an allowed land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Kurt Jones, 602-452-2729.**

**Move to make a recommendation to City Council for approval of 2-TA-2019 by a vote of 5-0: Motion by Commissioner Bollinger, after determining that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Kush with Commissioner Fakih recusing himself.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.**

6. 1-GP-2019 (NWC of Pima & Thomas)  
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



## **REGULAR AGENDA**

7. 1-ZN-2019 (NWC of Pima & Thomas)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to Central Business (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

**Move to make a recommendation to City Council for approval of 1-GP-2019 and 1-ZN-2019 by a vote of 6-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Higgs.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

8. 9-ZN-2018 (Sands North Townhouses Historic District)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on the Sands North Townhouse subdivision plat (MCR 137-46) a +/- 7 -acre site located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road (excluding APNs 174-19-011, 174-19-009, 174-19-006, 174-19-005, 174-19-042, 174-19-038, 174-19-037, 174-19-030, 174-19-029, 174-19-025, 174-19-024, 174-19-022, 174-19-021, 174-19-020, 174-19-017, 174-19-016, 174-19-015, 174-19-014, 174-19-045, 174-19-047) Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Sandra Price, 480-262-3039.**

**Move to make a recommendation to City Council for approval of 9-ZN-2018 by a vote of 4-2: Motion by Commissioner Bollinger, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and after finding that the Historic Preservation Plan conforms with the Zoning Ordinance Historic Preservation Plan requirements. 2<sup>nd</sup> by Vice Chair Smith with Commissioners Kush and Fakh dissenting.**

**The motion carried with a vote of four (4) to two (2); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, and Commissioner Higgs with Commissioner Kush and Commissioner Fakh dissenting.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"



## **REGULAR AGENDA**

9. 2-ZN-2019 (75 on 2nd)

Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 E. 2<sup>nd</sup> Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kristjan Sigurdsson, 602-505-2525.**

**Move to make a recommendation to City Council for approval of 2-ZN-2019 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakih, Commissioner Higgs, and Commissioner Kush.**

10. 5-ZN-2019 (Sunday Goods)

Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza.

Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

11. 2-UP-2019 (Sunday Goods)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/- 4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O/P-3, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

- **Move Item No. 10 & 11 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the Continuance Agenda per request from the Applicant.**
- **Item No. 10 & 11: Move to continue cases 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the August 29, 2019 Planning Commission meeting by a vote of 6-0: Motion by Commissioner Kush and 2<sup>nd</sup> by Vice Chair Smith.**

**Speaker Cards: Mary Turner, Lena Elfmont/Silvana Esparza, Jennifer Hall, Hayley Edery, Scott Felix, Christopher Suna, Madison Kendall, Christina Portello, Kevin Kuhlman, Bella Bruno, Matthew Dishner, Jmar Abdallah, Brett Suddbinore, Zach Hansen, Lisandoo Fabellar, Daniel Spiro, Sitawn Brumfield, Paula Sturbeon Mortensen, Tasha Slatton, Christie Lee Kitchen, Beth Longnaker, Shaun Carroll,**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



**Sergio Abarca, Garrett Grassle, Patty Shaffer, Carte Unger, Gary Brehall, Doug Freitag, Arianna Theisen, Cody Short, Michael Templeton, Patricia G. Badenoch.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:19 p.m.